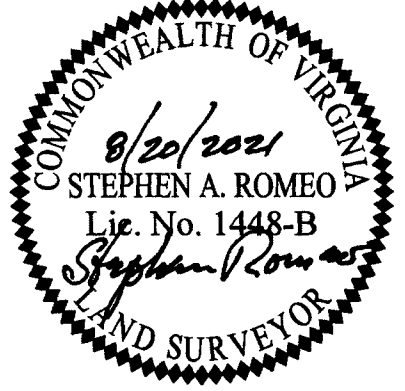


202203318

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING SUBDIVISION PLATS WITHIN THE COUNTY.

Stephen Romeo 8/20/2021
STEPHEN A. ROMEO DATE:



SOURCE OF TITLE

PARCEL NO. 5820100002 AND 5910100030
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL WILLIAMSBURG FOUNDATION TO CARTERS GROVE ASSOCIATES LLC, BY INSTRUMENT, DATED 9/17/2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 140015057.

OWNER'S CONSENT

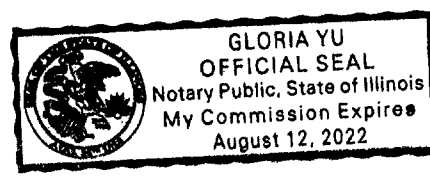
THE PLATTING OF THE FOLLOWING DESCRIBED LAND PARCEL NUMBERS 5820100002 (67.52± AC.) AND 591010003 (398.80± AC.) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

GIVEN UNDER MY HAND THIS 21st DAY OF JANUARY, 2022
BY: Samuel M. Mencoff
NAME: SAMUEL M. MENCOFF
TITLE: Manager

CERTIFICATE OF NOTARIZATION

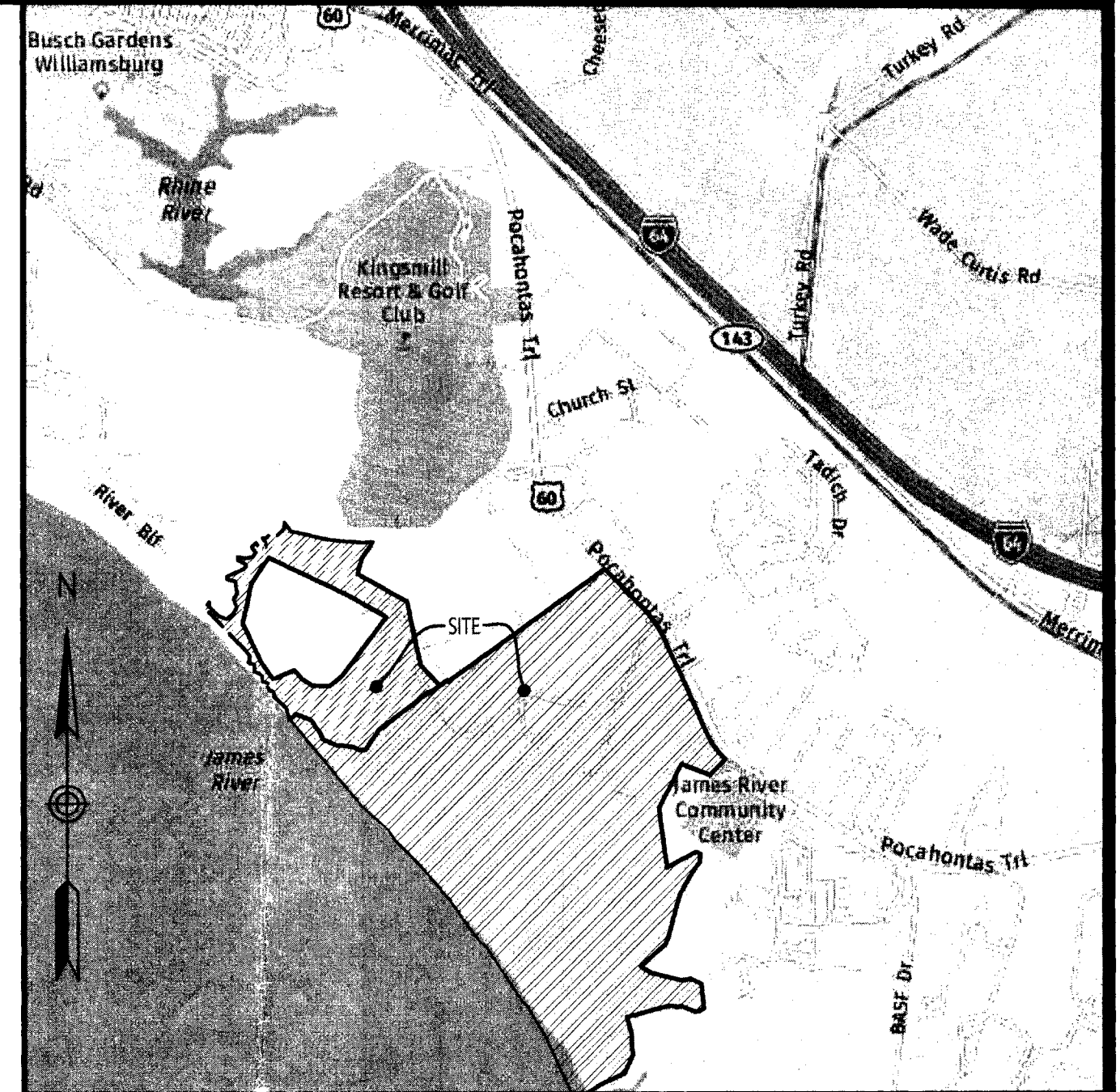
STATE OF ILLINOIS
CITY/COUNTY OF CHICAGO / COOK, TO WIT:
I, GLORIA YU A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT SAMUEL M. MENCOFF WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 21st DAY OF JANUARY, 2022 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, (H)SHE/THEY IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION. GIVEN UNDER MY HAND THIS DAY OF

12 AUG 2022 655086
MY COMMISSION EXPIRES NOTARY REGISTRATION NUMBER
NOTARY PUBLIC



General Notes

- 1. THESE PROPERTIES ARE ZONED R-2 AND R-8.
2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY PIN 5820100002, 250 RON SPRINGS DRIVE, WILLIAMSBURG, VA 23185, ZONED R-2 PIN 5910100030, 8797 POCAHONTAS TRAIL, WILLIAMSBURG, VA 23185, ZONED R-8
3. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X AND ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0209D, DATED DECEMBER 16, 2015.
4. THESE PROPERTIES ARE SERVED OR ARE TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 318
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. THESE PROPERTIES LIE PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
11. RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON IS TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. NO FURTHER SUBDIVISION AND/OR DEVELOPMENT OF THE PARCELS SHOWN HEREON WILL BE APPROVED WITHOUT THE REQUIRED WETLAND DELINEATION AND MAPPING AND ESTABLISHMENT OF AN APPROVED RPA BUFFER PER COUNTY CODE SECTION 23-7(C).
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP SCALE: 1" = 2,000'

R-2 DISTRICT

FRONT - 25'
SIDE - 10'
REAR - 35'

R-8 DISTRICT

FRONT - 35'
SIDE - 15'
REAR - 35'

REFERENCES

INST. NO. 140015057

3 Large/Small Plat(s) Recorded
Document # 202203318

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 1, 2022
at 2:44 AM/PM PB PG
Document # 202203318
MONA A. FOLEY, CLERK

Boundary Line Adjustment
Being The Property Of
Carters Grove Associates LLC
Parcels 5820100002 and 5910100030

James City County, Virginia

Table with 3 columns: DATE: 8/20/2021, SHEET 1 OF 3, PROJECT NO: 34122.11, DRAWN BY: CRO, CHECKED BY: SAR

vhb Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

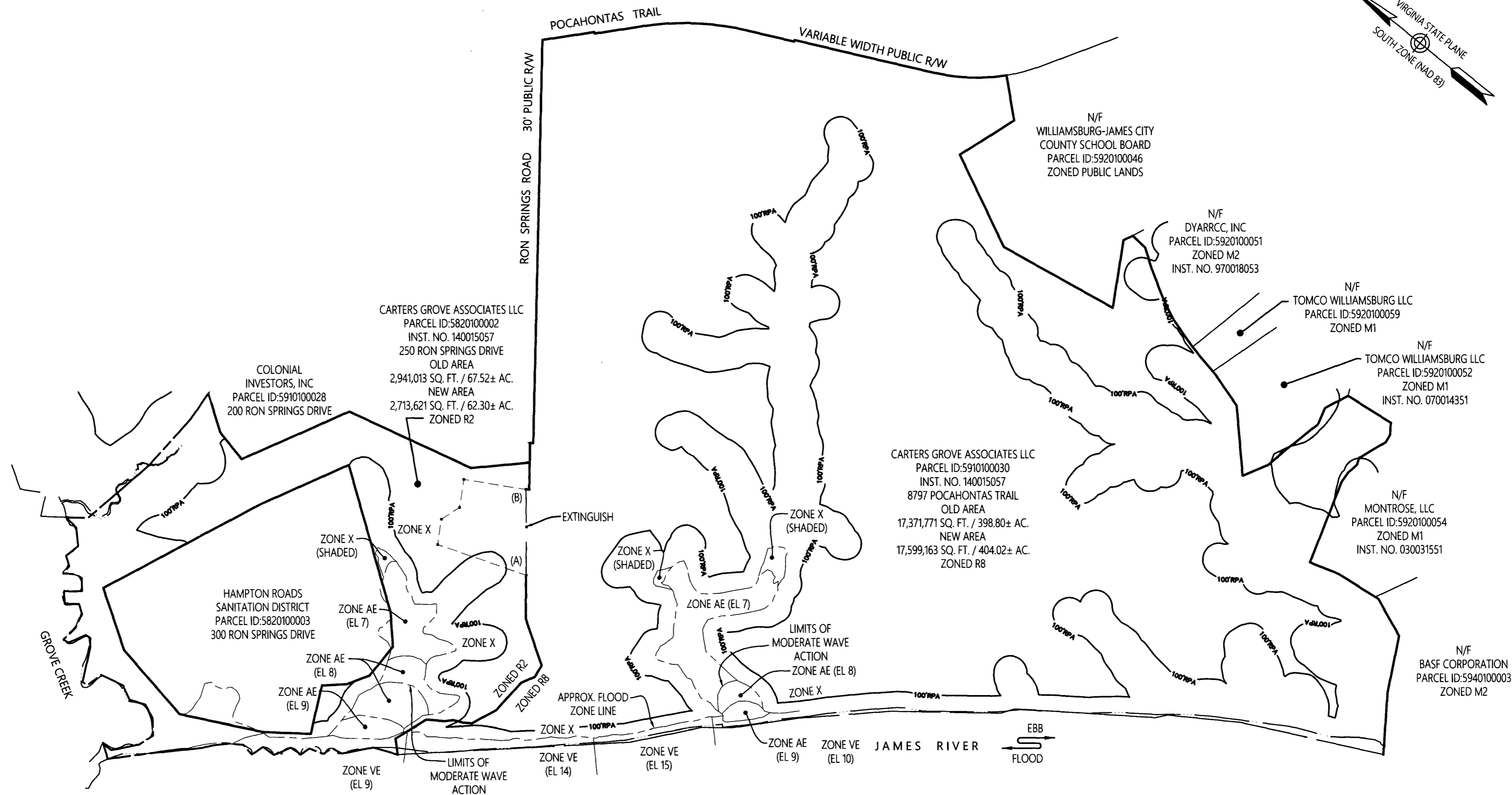
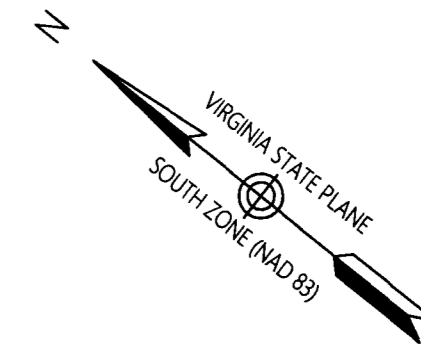
Certificate of Approval

THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

15 Feb 2022 [Signature]
JAMES CITY COUNTY SUBDIVISION AGENT

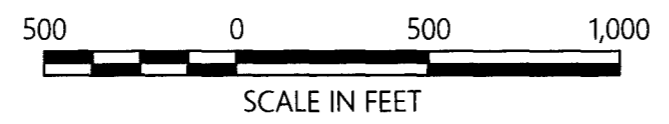
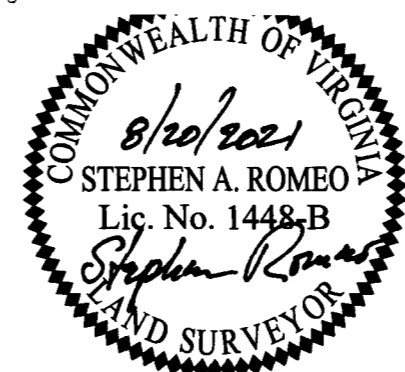
CASE S-21-0079

202203318



3 Large/Small Plat(s) Recorded
L.P.L. # 202203318

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 4, 2022
at 2:44 AM/PM, PB PG
Document # 202203318
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



**Boundary Line Adjustment
Being The Property Of
Carters Grove Associates LLC
Parcels 5820100002 and 5910100030**

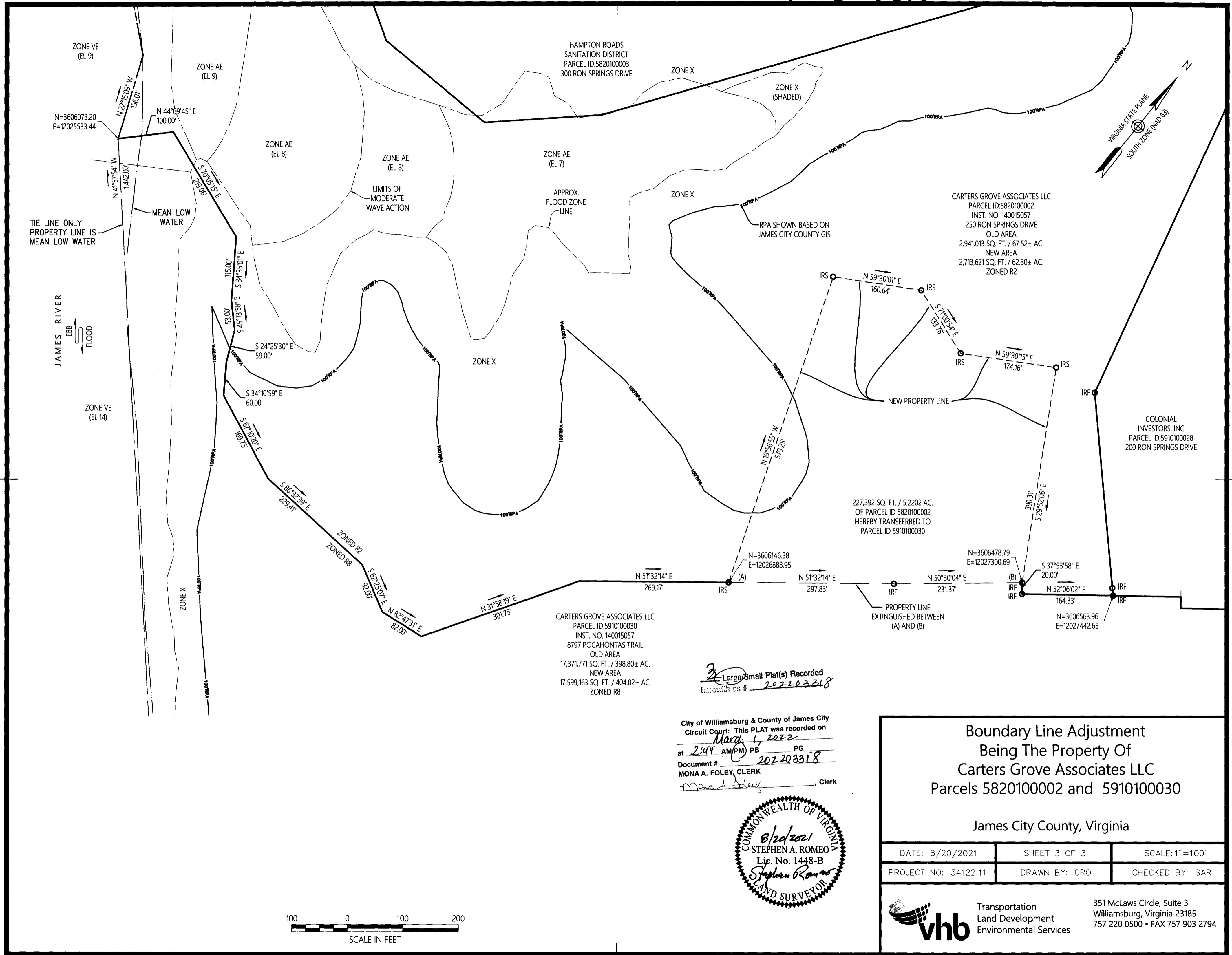
James City County, Virginia

DATE: 8/20/2021	SHEET 2 OF 3	SCALE: 1"=500'
PROJECT NO: 34122.11	DRAWN BY: CRO	CHECKED BY: SAR

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

202203318



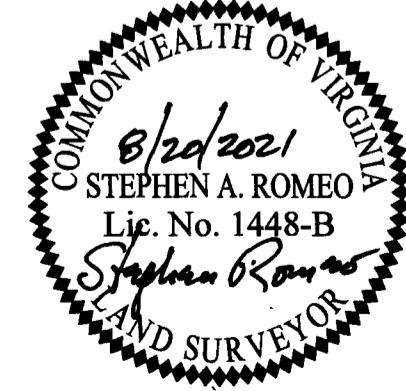
CARTERS GROVE ASSOCIATES LLC
PARCEL ID: 5910100030
INST. NO. 140015057
8797 POCAHONTAS TRAIL
OLD AREA
17,371,771 SQ. FT. / 398.80± AC.
NEW AREA
17,599,163 SQ. FT. / 404.02± AC.
ZONED R8

CARTERS GROVE ASSOCIATES LLC
PARCEL ID: 5820100002
INST. NO. 140015057
250 RON SPRINGS DRIVE
OLD AREA
2,941,013 SQ. FT. / 67.52± AC.
NEW AREA
2,713,621 SQ. FT. / 62.30± AC.
ZONED R2

227,392 SQ. FT. / 5.2202 AC.
OF PARCEL ID 5820100002
HEREBY TRANSFERRED TO
PARCEL ID 5910100030

3 Large/Small Plat(s) Recorded
with as # 202203318

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 1, 2022
at 2:44 AM/PM PB PG
Document # 202203318
MONA A. FOLEY, CLERK
Mona Foley, Clerk



**Boundary Line Adjustment
Being The Property Of
Carters Grove Associates LLC
Parcels 5820100002 and 5910100030**

James City County, Virginia

DATE: 8/20/2021	SHEET 3 OF 3	SCALE: 1"=100'
PROJECT NO: 34122.11	DRAWN BY: CRO	CHECKED BY: SAR

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794