202214017 SITE **RALEIGH TOWNHOUSES HOMEOWNERS ASSOCIATES NATURAL** AUSTIN G. & **OPEN SPACE** PARCEL ID: 4730800045 STANLEY, RALEIGH SQUARE **EASEMENT** RALEIGH WOODS D.B. 318, PG. 518 JORDYN B. JAMES CITY SERVICE AUTHORITY **UNIT OWNERS Vicinity Map CONDOMINIUMS OWNERS** ZONED: R5 STINNETT CHARLES R. WEIR ESTATE PARCEL ID: 4730100036A FLOOD PLAIN (ZONE A5),7' **ASSOCIATION** ASSOCIATION INC PARCEL ID: 179 RED OAK LANDING ROAD 1"=3,000" CONTOUR PER FEMA FIRM PARCEL ID: 10' JCSA WATERLINE PARCEL ID: 4731900001 4730300012 123 GATE HOUSE BLVD D.B. 205, PG. 665 — MAP 51095CO1820, DATED 4730900001A **EASEMENT** D.B. 399, PG. 705 DOC. NO. DOC. NO. 18009381W ZONED: R2 DECEMBER 16, 2015 -ZONED: R2 — D.B. 211, PG. 203 ZONED: R2 35' PERIMETER 180009320 N 27°36'46" E BUFFER — N 27°36'46" E ZONED: R2 N 27°36'46" E 287.48 SURVEY TIE LINE ONLY N 62°22'56" W S 62°22'56" E PROPERTY LINE IS TO N 26°47'20" W N 71°06'29" W MEAN LOW WATER 10' JCSA 83.51 TH RIGHT OF UTE 31 IPF (HELD) S 73°51'05" W SEWER EASEMENT N 87°15'21" W N 27°37'04" E D.B. 162, PG. 206 10' SANITARY SEWER N 31°05'09" W PROPERTY LINE — **EASEMENT** 88.12 HEREBY EXTINGUISHED D.B. 231, PG. 257 (TYP.) JTR PROPERTIES LLC JTR PROPERTIES LLC N 21°43'18" E PARCEL ID: 4730100036 PARCEL ID: 4730100037 N 40°44'44" W 1676 JAMESTOWN ROAD 1678 JAMESTOWN ROAD JTR PROPERTIES LLC DOC. NO. 110019987 DOC. NO. 110019987 PARCEL ID: 4730100039 ZONED: R2 ZONED: R2 PROPERTY LINE 180 RED OAK LANDING ROAD OLD AREA OLD AREA HEREBY EXTINGUISHED DOC. NO. 110019987 466,224 SQ. FT. / 10.7030 AC. 18,869 SQ. FT. / 0.4332 AC. N 35°21'38" W ZONED: R2 **NEW AREA NEW AREA** 150' COMMUNITY 162.28' **OLD AREA** 671,686 SQ. FT. / 15.42± AC. 0 SQ. FT. / 0AC. CHARACTER S 21°43'18" W 186,593 SQ. FT. / 4.28± AC. CORRIDOR BUFFER **NEW AREA** 0 SQ. FT. / 0AC. N 26°33'22" W 1,258.67 546.31 OL=2.0 OL=1.0 S 27°32'37" W S 27°32'37" W FLDOO PLAIN (ZONEAE), 7' -SHIBUI PROPERTIES LLC -35' PERIMETER COTTAGES AT STONE HAVEN COMMUNITY CONTOUR PERFEMA FIRM MAP 51095CO 1820, DATED PARCEL ID: 4732200001 ANNE M. MEPHAM PARCEL ID: 4741600001A 1654 JAMESTOWN ROAD PARCEL ID: 4730100040 2719 BROWNSTONE CIRCLE DECEMBER 16, 2015 DOC. NO. 000013299 DB. 53, PG. 524 DOC. NO. 160012413 **ZONED: LB** ZONED: R2 ZONED: R2 **General Notes** 1. THESE PROPERTIES ARE ZONED R-2. Certificate Of Source Of Title Certificate of Approval PARCEL ID 4730100036/4730100037/4730100039 2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 4730100036, 4730100037, & 4730100039 Surveyor's Certification THIS BOUNDARY LINE IS APPROVED BY THE UNDERSIGNED THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IN ACCORDANCE WITH EXISTING SUBDIVISION ASSOCIATED DEVELOPERS, INC TO JTR PROPERTIES, LLC, I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE 3. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X AND ZONE AE ACCORDING TO FEDERAL EMERGENCY REGULATIONS AND MAY BE ADMITTED TO RECORD. BY INSTRUMENT, DATED 9/14/2011 AND RECORDED IN MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0182D. AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND Hebren Konne COUNTY OF JAMES CITY IN INSTRUMENT 110019987. ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA. JAMES CITY COUNTY SUBDIVISION AGENT Owner's Consent 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES THE PLATTING OF THE LAND SHOWN HEREON IS WITH **JCC PROJECT NUMBER S-22-0019** THE FREE CONSENT AND IN ACCORDANCE WITH THE 6. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 318 DESIRE OF THE UNDERSIGNED OWNER AND THE **Boundary Line Extinguishment** SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, 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. **Being The Property Of** IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING City of Williamsburg & County of James City 8. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

COMMONWEALTH AT LARGE

I, Heather, A NOTARY PUBLIC IN AND FOR THE AFORESAID COMMONWEALTH DO HEREBY CERTIFY THE whose name is signed to the FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS

MY COMMISSION EXPIRES:

Circuit Court: This PLAT was recorded on November 10, 2023 at 12:13 AM/PM, PB PG Document # 202216011 MONA A. FOLEY, CLERK Mona A. Joley

REFERENCES INST. NO. 110019987 (DEED) INST. NO. 080014310 (PLAT) INST. NO. 0600022202 (DEED) D.B. 74, PAGE 98 (DEED) D.B. 74, PAGE 100 (PLAT)



- 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 (100'RPA) AND WETLANDS BUFFER (50'WB) AS SHOWN HEREON ARE BASED ON A FIELD DELINEATION BY VHB AND APPROVED BY JAMES CITY COUNTY JAMES CITY COUNTY.
- 12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 13. PROPERTY IS SUBJECT TO LAND USE CASES Z-0007-2007, MP-0005-2007, SUP-0020-2007, Z-0004-2017, Z-20-0005 AND Z-19-0001
- 14. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNED ON THIS PLAN SHALL REMAIN PRIVATE.

JTR Properties, LLC Parcels 4730100036, 4730100037, And 4730100039 **James City County, Virginia**

SHEET 1 OF 1 SCALE: 1"=100' DATE: 9/14/2022 PROJECT NO: 34445.01 CHECKED BY: SAR DRAWN BY: CRO



Transportation Land Development Environmental Services

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