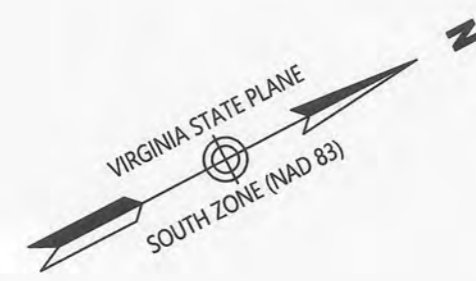
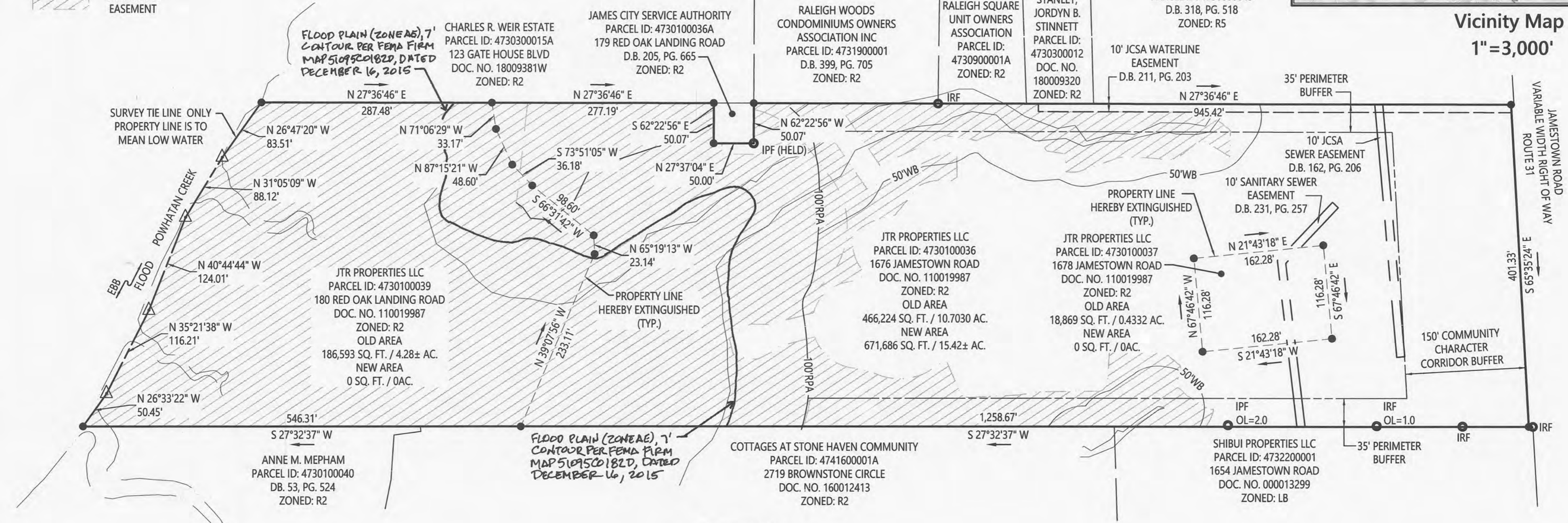


202216017



NATURAL OPEN SPACE EASEMENT



Certificate Of Source Of Title
PARCEL ID 4730100036/4730100037/4730100039
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ASSOCIATED DEVELOPERS, INC TO JTR PROPERTIES, LLC, BY INSTRUMENT, DATED 9/14/2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 110019987.

Certificate of Approval
THIS BOUNDARY LINE IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
[Signature] 17 Oct 2022
JAMES CITY COUNTY SUBDIVISION AGENT

Owner's Consent
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND THE SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS.
[Signature] Manager



STATE OF VIRGINIA COMMONWEALTH AT LARGE
I, Heather Gilbert, A NOTARY PUBLIC IN AND FOR THE AFORESAID COMMONWEALTH DO HEREBY CERTIFY THAT *[Signature]* WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF 3rd, 2022.
[Signature] Notary Public
MY COMMISSION EXPIRES:

Large/Small Plat(s) Recorded herewith, as # 202216017

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on November 10, 2022
at 12:13 AM/PM, PB PG
Document # 202216017
MONA A. FOLEY, CLERK
[Signature] Clerk

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)

General Notes

1. THESE PROPERTIES ARE ZONED R-2.
2. THESE PROPERTIES REPRESENT JAMES CITY COUNTY TAX PARCELS 4730100036, 4730100037, & 4730100039
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. 51095C0182D, DATED SEPT. 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 (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.

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.



JCC PROJECT NUMBER S-22-0019

**Boundary Line Extinguishment
Being The Property Of
JTR Properties, LLC
Parcels 4730100036, 4730100037, And
4730100039
James City County, Virginia**

DATE: 9/14/2022	SHEET 1 OF 1	SCALE: 1"=100'
PROJECT NO: 34445.01	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