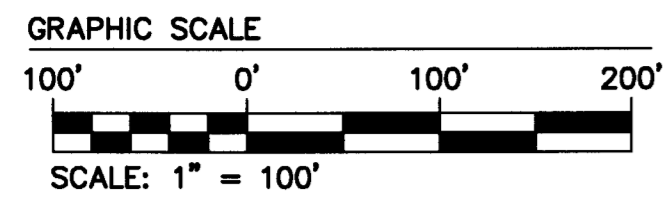


202217236



**LEGEND**  
 IPF= IRON PIPE FOUND  
 IRF= IRON ROD FOUND  
 INSTR.= INSTRUMENT  
 N OR F= NOW OR FORMERLY  
 P.B.= PLAT BOOK  
 PG.= PAGE  
 RPA= RESOURCE PROTECTION AREA  
 R/W= RIGHT-OF-WAY

JAMES CITY COUNTY, PRIMARY SERVICE AREA  
 GEODETIC GROUND CONTROL NETWORK JULY 1990  
 VIRGINIA STATE PLANE COORDINATES  
 SOUTH ZONE 4502 (NAD83)(1986)

**HORIZONTAL DATUM:**  
 JAMES CITY COUNTY, PRIMARY SERVICE AREA  
 GEODETIC GROUND CONTROL NETWORK JULY 1990,  
 VIRGINIA STATE PLANE COORDINATES, SOUTH ZONE 4502  
 NORTH AMERICAN DATUM OF 1983 (NAD83)(1986)

**VERTICAL DATUM:**  
 JAMES CITY COUNTY, PRIMARY SERVICE AREA  
 GEODETIC GROUND CONTROL NETWORK JULY 1990,  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929 =  
 (NGVD29)

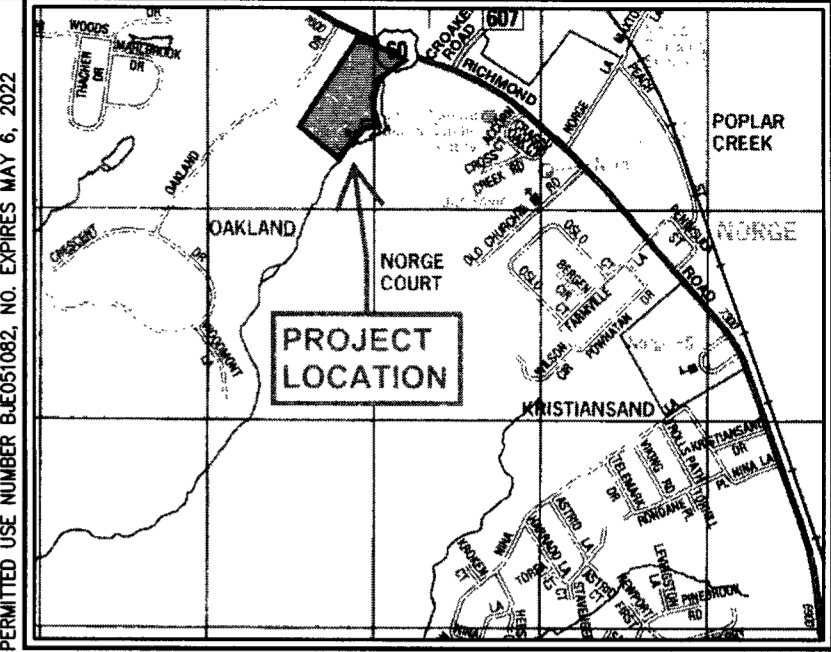
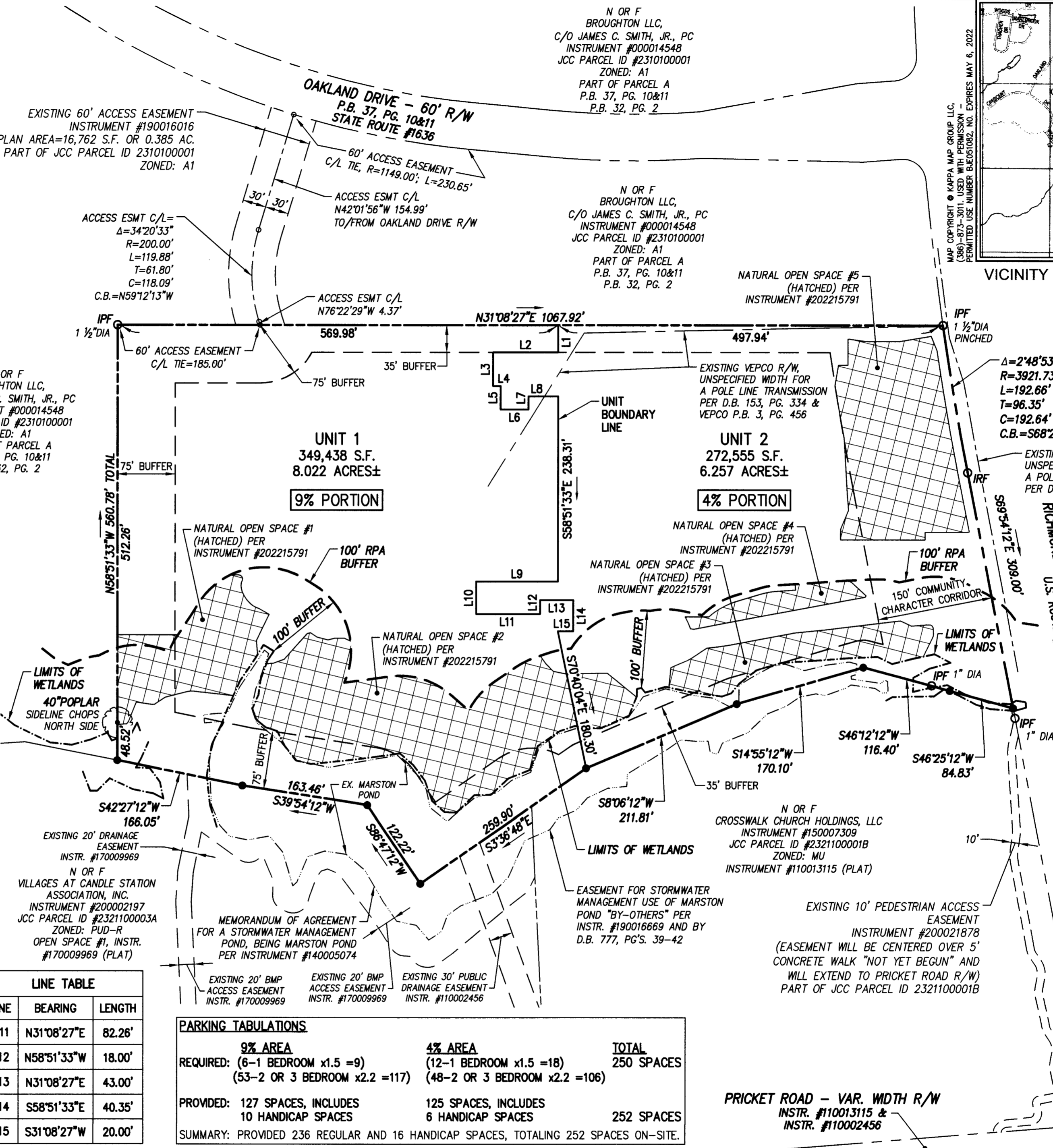
**GENERAL NOTES:**

- THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- THE PROPERTY IS CURRENTLY VESTED IN THE NAME OF BLAINE LANDING, L.P., A VIRGINIA LIMITED PARTNERSHIP, PER INSTRUMENT No. 202215514.
- PROPERTY IS ALL OF JAMES CITY COUNTY PARCEL ID: #2310100002.
- PROPERTY ADDRESS: #7581 RICHMOND ROAD
- PROPERTY IS ZONED: R5, MULTI-FAMILY RESIDENTIAL.
- THE PURPOSE OF THIS PLAT IS TO DEFINE THE CONDOMINIUM LAND UNIT LIMITS AS SHOWN.
- THIS PROPERTY LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0106D AND #51095C0107D, EFFECTIVE DATES 12/16/2015.
- UNIT BOUNDARY LINE WAS COMPUTED USING THE SITE PLAN DRAWINGS PREPARED BY AES CONSULTING ENGINEERS; PROJECT: W10503-02, DATE: 10/01/2021, SEALED: 10/01/2021. JAMES CITY COUNTY PROJECT NO.: SP-21-0110.

**SURVEYOR'S CERTIFICATE**

I, SAMUEL J. BIKKERS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT PLAT IS ACCURATE AND COMPLIES WITH SECTION 55.1-1920(A) OF THE VIRGINIA CONDOMINIUM ACT AS AMENDED.

*Samuel J. Bickers*  
 SAMUEL J. BIKKERS, L.S. #002304  
 12-12-2022  
 DATE



VICINITY MAP: SCALE: 1" = 2000'

**PARKING TABULATIONS**

9% AREA	4% AREA	TOTAL
REQUIRED: (6-1 BEDROOM x1.5 =9) (53-2 OR 3 BEDROOM x2.2 =117)	(12-1 BEDROOM x1.5 =18) (48-2 OR 3 BEDROOM x2.2 =106)	250 SPACES
PROVIDED: 127 SPACES, INCLUDES 10 HANDICAP SPACES	125 SPACES, INCLUDES 6 HANDICAP SPACES	252 SPACES
SUMMARY: PROVIDED 236 REGULAR AND 16 HANDICAP SPACES, TOTALING 252 SPACES ON-SITE.		

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S58°51'33"E	35.00'
L2	S31°08'27"W	84.00'
L3	S58°51'33"E	43.50'
L4	N31°08'27"E	9.70'
L5	S58°51'33"E	30.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L6	N31°08'27"E	36.00'
L7	N58°51'33"W	16.65'
L8	N31°08'27"E	38.30'
L9	S31°08'27"W	105.26'
L10	S58°51'33"E	42.00'

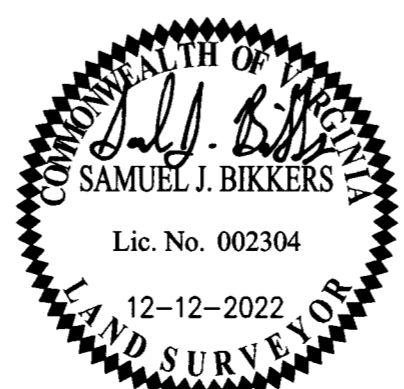
**LINE TABLE**

LINE	BEARING	LENGTH
L11	N31°08'27"E	82.26'
L12	N58°51'33"W	18.00'
L13	N31°08'27"E	43.00'
L14	S58°51'33"E	40.35'
L15	S31°08'27"W	20.00'

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 December 14, 2022  
 at 12:46 AM (PM) PG. 1  
 Document # 202217236  
 MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

Large/Small Plat(s) Recorded  
 herewith as # 202217236

Rev.	Date	Description	Revised By



**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 www.aesva.com

CONDOMINIUM PLAT  
**BLAINE LANDING  
 LAND CONDOMINIUM**  
 PREPARED FOR BLAINE LANDING, L.P.  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / TRS  
 Project Number: W10503-02  
 Scale: 1" = 100' Date: 11-22-2021  
 Sheet Number  
**1 OF 1**