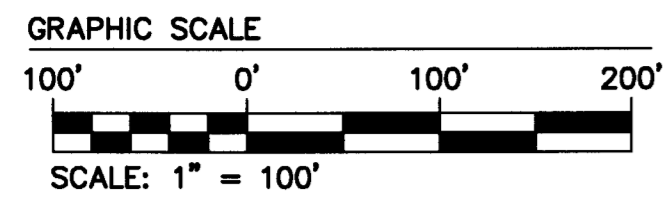


202217236



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)

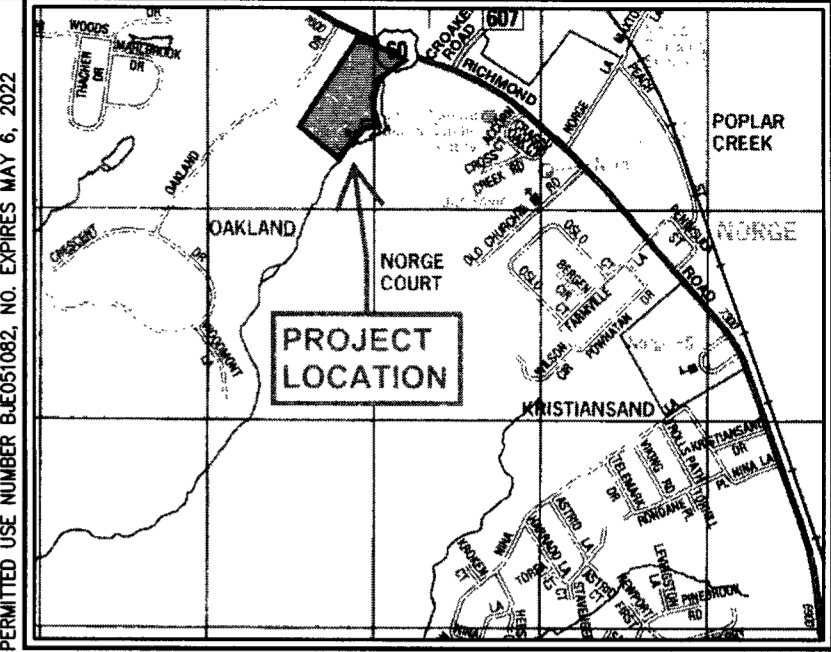
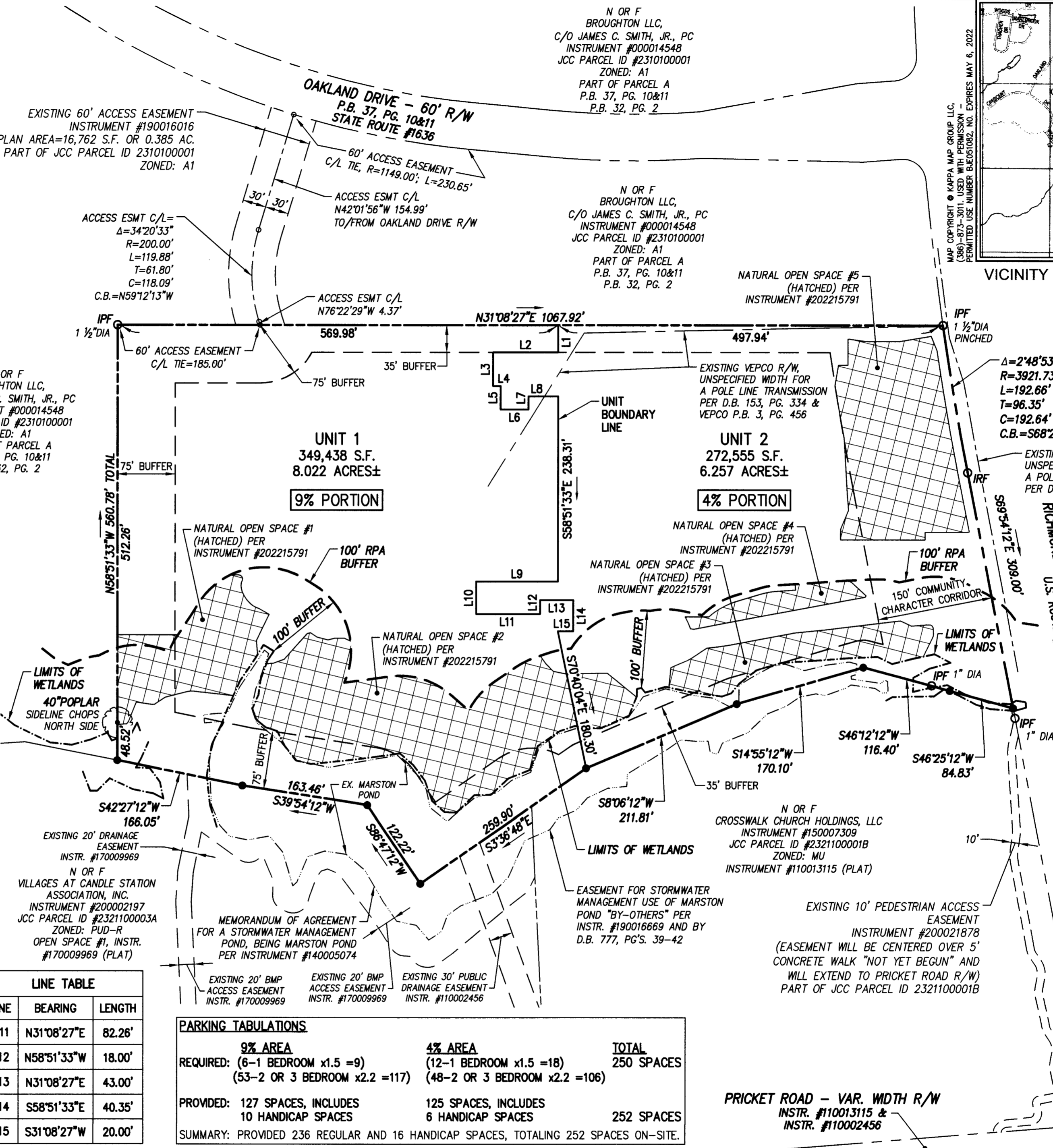
GENERAL NOTES:

- 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'

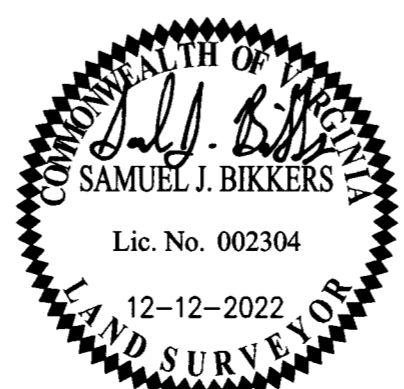
LINE TABLE

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) PB _____ PG _____
 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