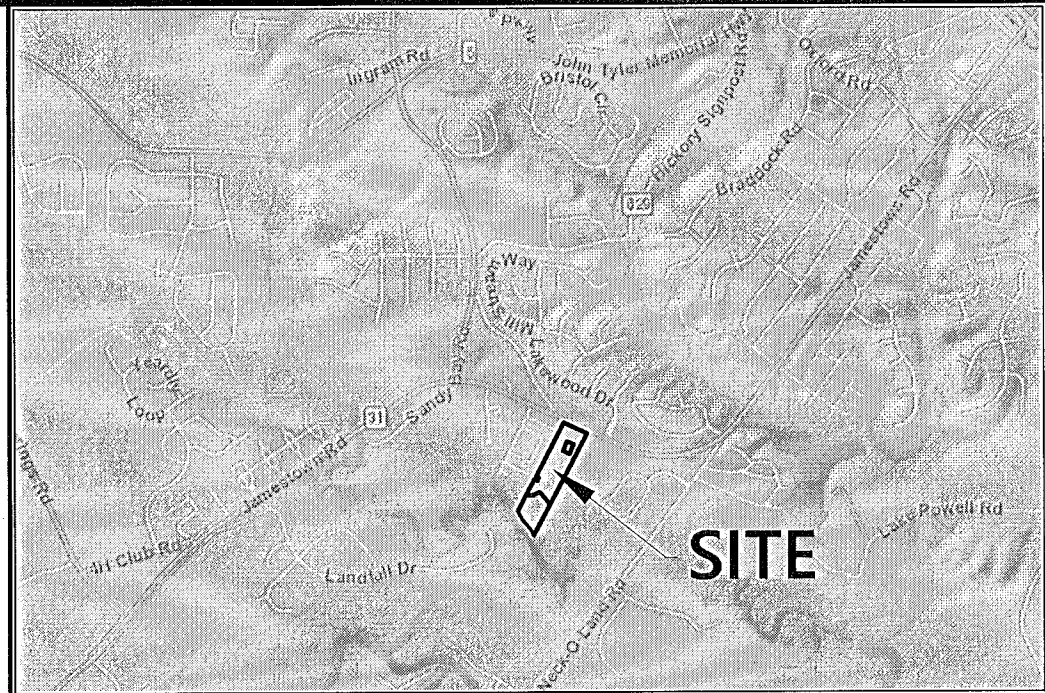


202302104



Vicinity Map
1" = 3,000'

Certificate Of Source Of Title

PARCEL ID 4730100036
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JTR PROPERTIES LLC, TO POWHATAN TERRACE LLC, BY INSTRUMENT, DATED 12/08/2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202217070.

Owner's Consent

THE PLATTING OF THE EASEMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND THE APPLICABLE REQUIREMENTS OF JAMES CITY COUNTY, VIRGINIA.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE AND SEAL.

Brandie V. Wil

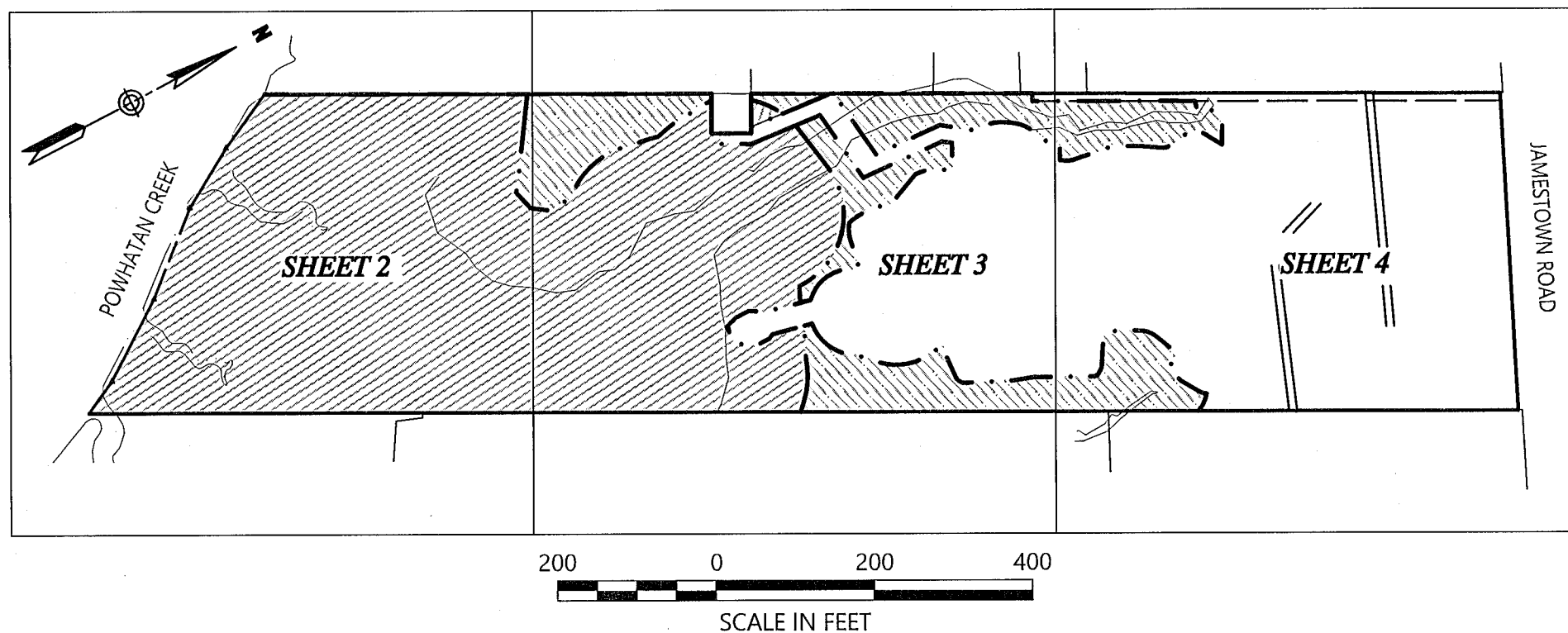
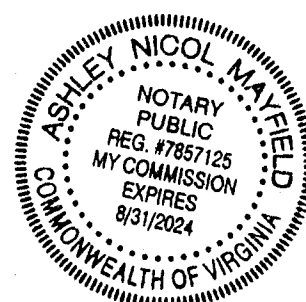
COMMONWEALTH OF VIRGINIA

I, *Ashley Myfield*, A NOTARY PUBLIC IN AND FOR THE AFORESAID COMMONWEALTH DO HEREBY CERTIFY THAT

Brandie Wil, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS DAY OF *January 20 23*.

Ashley Myfield

NOTARY PUBLIC
MY COMMISSION EXPIRES: *8/31/2024*



OPEN SPACE AREA SUMMARY

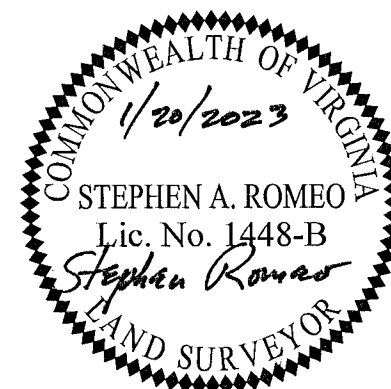
AREA	WITHIN RPA	OUTSIDE RPA	TOTAL
1A	297,664 SQ. FT. / 6.8334 AC.	0 SQ. FT. / 0 AC.	
1B	734 SQ. FT. / 0.0169 AC.	0 SQ. FT. / 0 AC.	
1	298,398 SQ. FT. / 6.8503 AC.	0 SQ. FT. / 0 AC.	298,398 SQ. FT. / 6.8503 AC.
2A	0 SQ. FT. / 0 AC.	31,113 SQ. FT. / 0.7143 AC.	
2B	0 SQ. FT. / 0 AC.	10,308 SQ. FT. / 0.2366 AC.	
2C	0 SQ. FT. / 0 AC.	19,289 SQ. FT. / 0.4428 AC.	
2D	0 SQ. FT. / 0 AC.	1,376 SQ. FT. / 0.0316 AC.	
2E	0 SQ. FT. / 0 AC.	24,420 SQ. FT. / 0.5606 AC.	
2	0 SQ. FT. / 0 AC.	86,506 SQ. FT. / 1.9859 AC.	86,506 SQ. FT. / 1.9859 AC.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 2, 2023
at *2:43 AM/PM* PB PG
Document # *202302104*
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

4 Large/Small Plat(s) Recorded
herewith as # *202302104*

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.



General Notes

- THIS PROPERTY IS ZONED R-2.
- THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4730100036.
- THIS PROPERTY APPEARS 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.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 318
- 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.
- THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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.
- 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.
- 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

JCC Subdivision Agent
Approval Not Required

PH 24 Feb 2023

Certificate of Approval

THIS EASEMENT PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

N/A
JAMES CITY COUNTY SUBDIVISION AGENT

REFERENCES
DOC. NO. 202217070 (DEED)
INST. NO. 110019987 (DEED)
INST. NO. 080014310 (PLAT)
INST. NO. 060002202 (DEED)
D.B. 74, PAGE 98 (DEED)
D.B. 74, PAGE 100 (PLAT)

**Natural Open Space Easement
Being The Property Of
Powhatan Terrace LLC
Parcel 4730100036**

James City County, Virginia

DATE: 1/20/2023	SHEET 1 OF 4	SCALE: 1"=200'
PROJECT NO: 34445.01	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