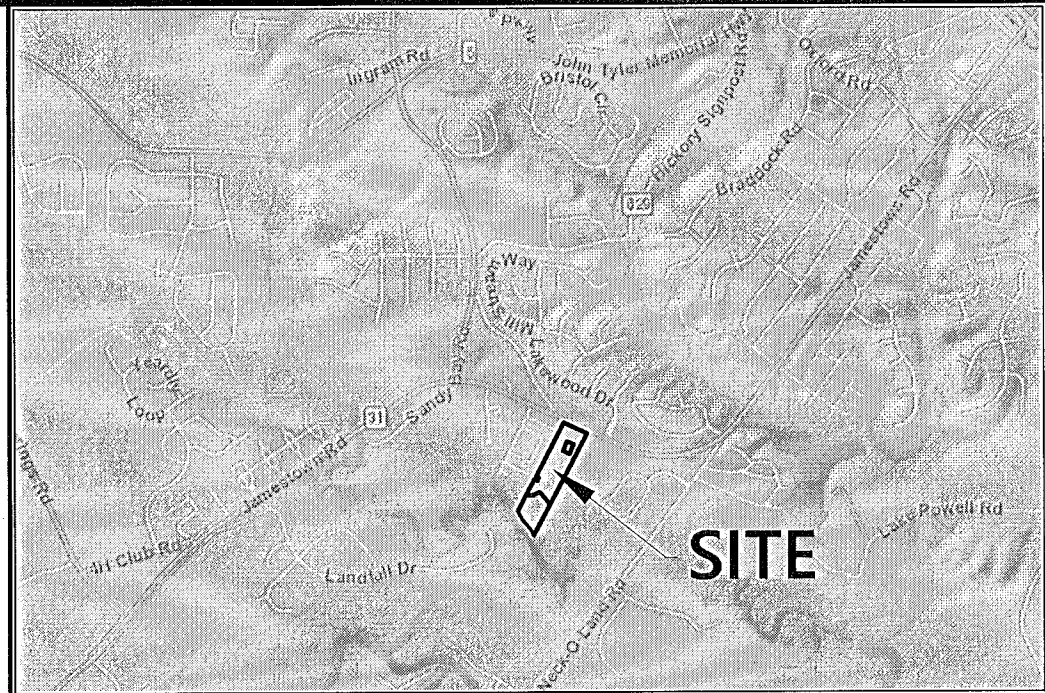


202302104



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*

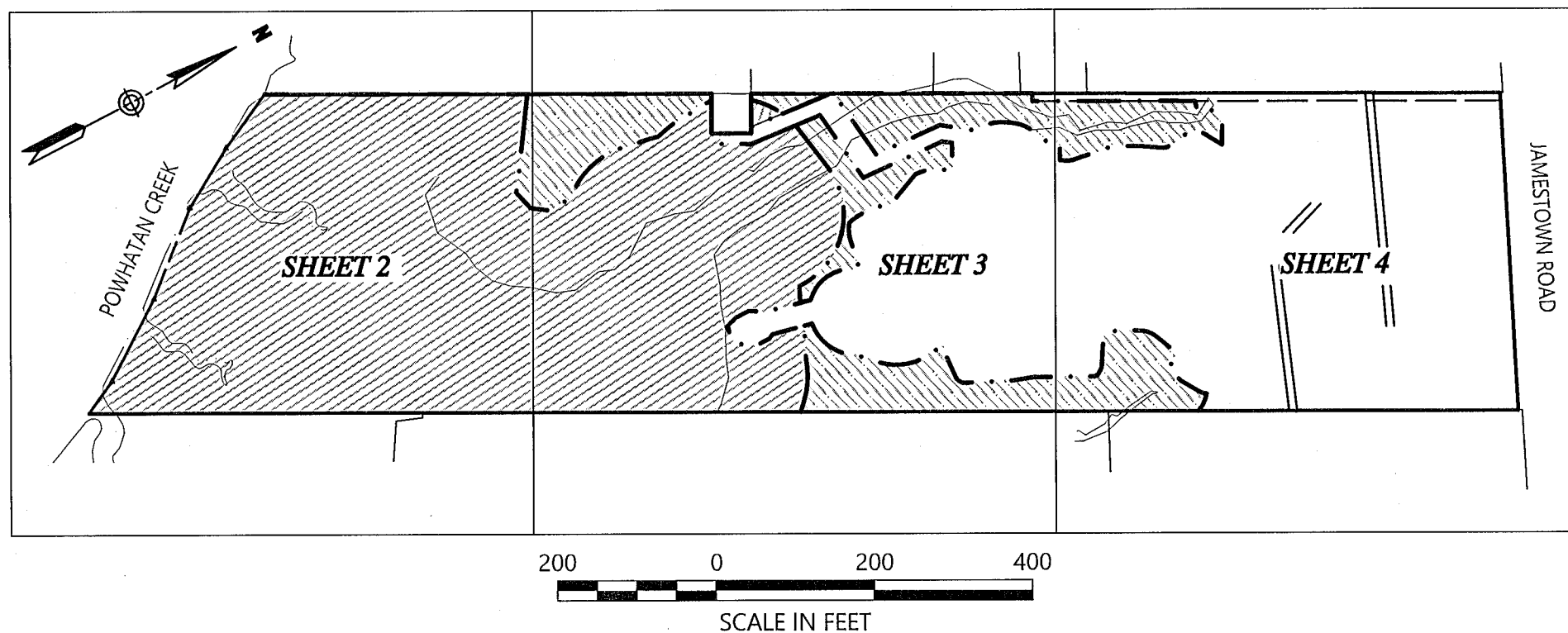
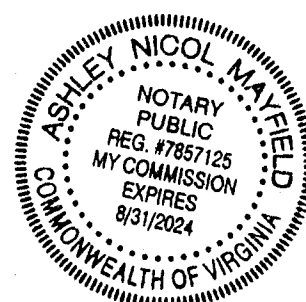
COMMONWEALTH OF VIRGINIA

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**

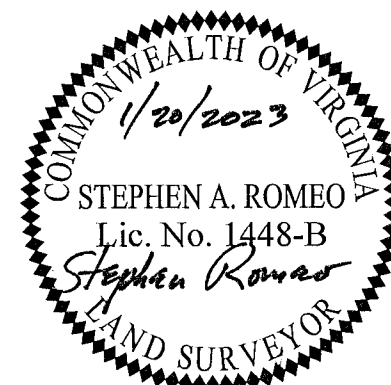
AREA	WITHIN RPA	OUTSIDE RPA	TOTAL
1A	297,664 SQ. FT. / 6.8334 AC.	0 SQ. FT. / 0 AC.	
1B	734 SQ. FT. / 0.0169 AC.	0 SQ. FT. / 0 AC.	
1	298,398 SQ. FT. / 6.8503 AC.	0 SQ. FT. / 0 AC.	298,398 SQ. FT. / 6.8503 AC.
2A	0 SQ. FT. / 0 AC.	31,113 SQ. FT. / 0.7143 AC.	
2B	0 SQ. FT. / 0 AC.	10,308 SQ. FT. / 0.2366 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 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

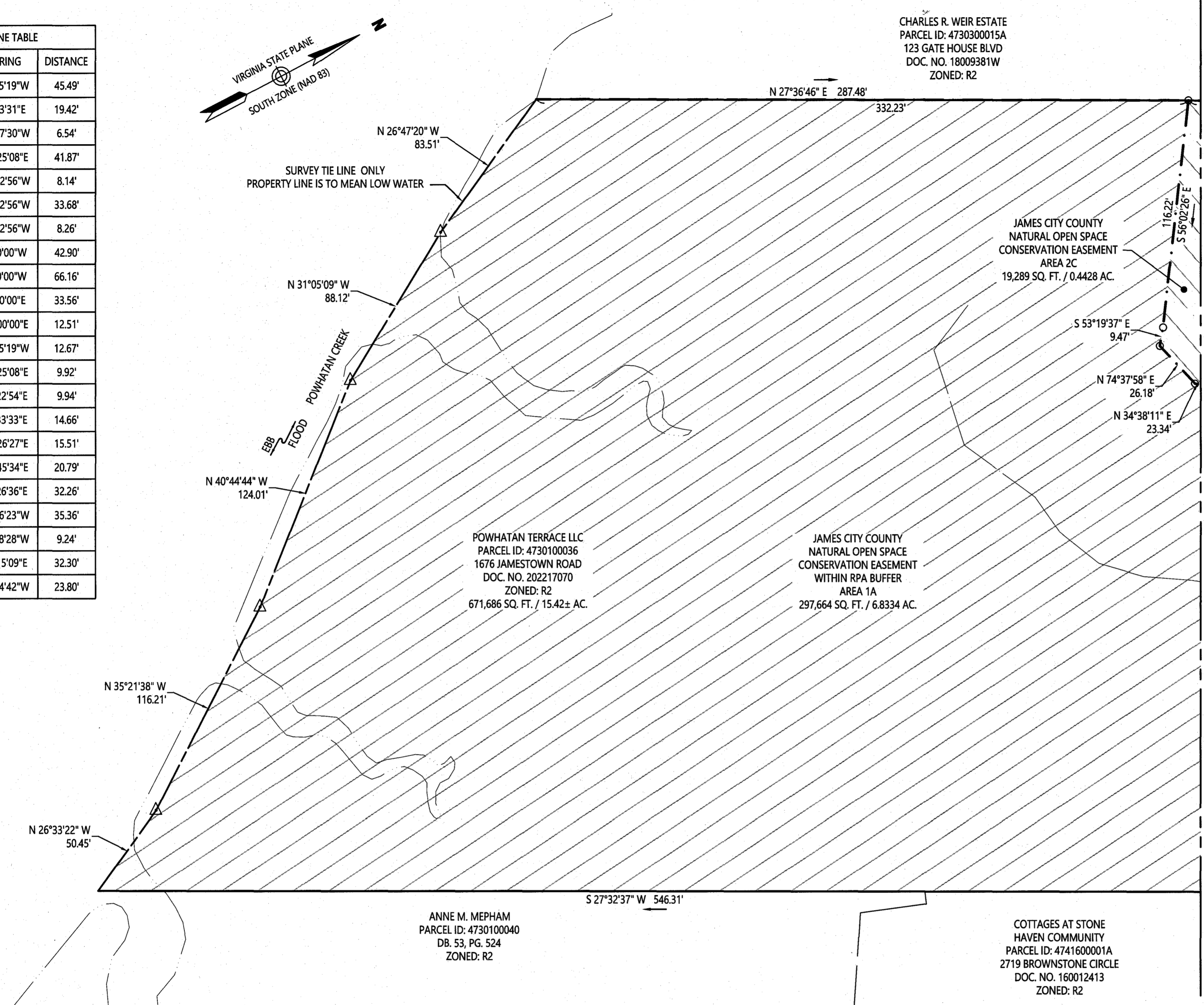


Transportation  
Land Development  
Environmental Services

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

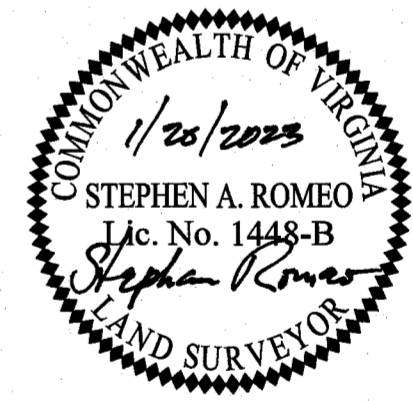
202302104

LINE	BEARING	DISTANCE
L1	S13°25'19"W	45.49'
L2	N0°23'31"E	19.42'
L3	N28°47'30"W	6.54'
L4	N12°25'08"E	41.87'
L5	N62°22'56"W	8.14'
L6	N62°22'56"W	33.68'
L7	N62°22'56"W	8.26'
L8	S5°00'00"W	42.90'
L9	S5°00'00"W	66.16'
L10	N5°00'00"E	33.56'
L11	N36°00'00"E	12.51'
L12	S13°25'19"W	12.67'
L13	N12°25'08"E	9.92'
L14	S62°22'54"E	9.94'
L15	S77°33'33"E	14.66'
L16	N12°26'27"E	15.51'
L17	N65°45'34"E	20.79'
L18	S60°26'36"E	32.26'
L19	S59°06'23"W	35.36'
L20	S24°48'28"W	9.24'
L21	S10°15'09"E	32.30'
L22	S32°34'42"W	23.80'



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
March 7, 2023  
at 2:43 AM PM PG  
Document # 202302104  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

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



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

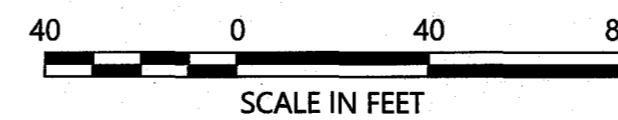
James City County, Virginia

DATE: 1/20/2023	SHEET 2 OF 4	SCALE: 1"=40'
PROJECT NO: 34445.01	DRAWN BY: CRO	CHECKED BY: SAR

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.00'	79.44'	45°30'47"	41.95'	N13°18'13"W	77.36'
C2	100.00'	18.39'	10°32'14"	9.22'	N8°56'11"W	18.36'
C3	100.00'	6.87'	3°56'14"	3.44'	N78°11'07"E	6.87'
C4	100.00'	177.03'	101°25'51"	122.24'	S49°07'50"E	154.80'
C5	100.00'	4.06'	2°19'27"	2.03'	S64°23'21"E	4.06'
C6	100.00'	43.51'	24°55'46"	22.10'	N51°04'10"E	43.17'
C7	219.00'	5.55'	1°27'04"	2.77'	S64°03'42"E	5.55'
C8	10.43'	13.34'	73°18'48"	7.76'	S0°24'49"W	12.45'
C9	56.89'	36.25'	36°30'23"	18.76'	S18°49'01"W	35.64'

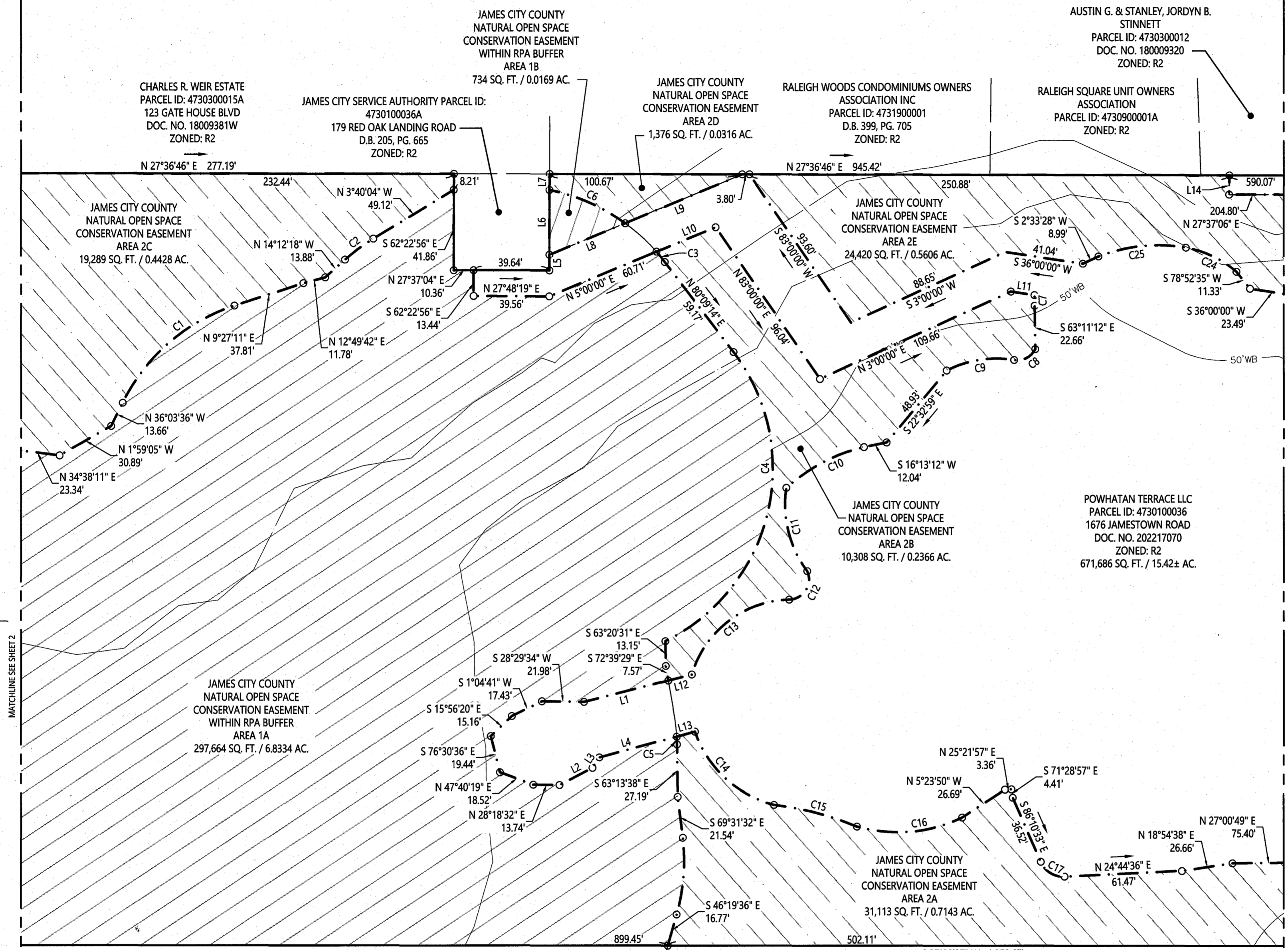
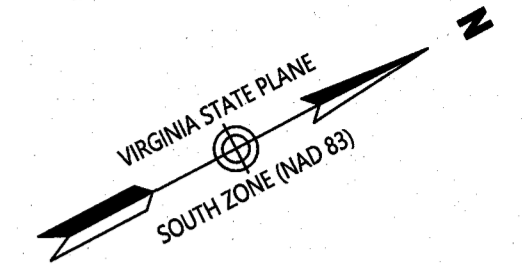
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C10	88.62'	46.37'	29°58'49"	23.73'	S0°02'23"E	45.85'
C11	58.10'	46.04'	45°23'59"	24.30'	S76°26'57"E	44.84'
C12	10.53'	20.96'	114°03'00"	16.23'	S30°32'26"E	17.67'
C13	54.10'	68.71'	72°45'56"	39.86'	S9°53'54"E	64.19'
C14	58.58'	58.56'	57°16'36"	31.99'	N70°05'24"E	56.15'
C15	158.58'	44.86'	16°12'24"	22.58'	N42°18'32"E	44.71'
C16	77.93'	56.44'	41°30'05"	29.52'	N22°30'21"E	55.22'
C17	12.87'	15.57'	69°18'09"	8.89'	N59°10'23"E	14.63'
C18	19.55'	20.42'	59°51'27"	11.25'	N0°40'49"W	19.50'

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C19	36.43'	24.83'	39°03'19"	12.92'	N44°07'49"E	24.35'
C20	19.44'	9.48'	27°55'36"	4.83'	N44°10'56"E	9.38'
C21	50.00'	23.91'	27°24'03"	12.19'	S37°16'08"E	23.68'
C22	34.76'	15.51'	25°34'14"	7.89'	S20°06'05"W	15.38'
C23	37.54'	15.56'	23°45'26"	7.90'	S24°58'05"W	15.45'
C24	53.17'	29.62'	31°54'59"	15.20'	S53°01'15"W	29.24'
C25	87.00'	46.51'	30°37'37"	23.82'	S21°44'57"W	45.96'



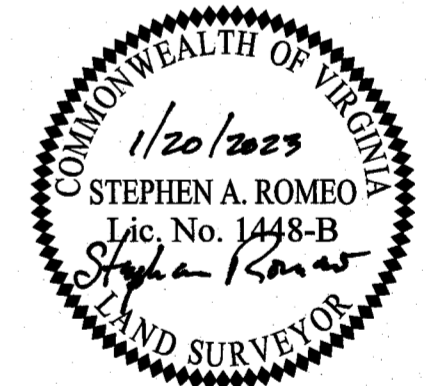


202302104



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



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

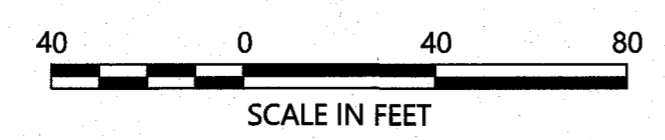
James City County, Virginia

DATE: 1/20/2023	SHEET 3 OF 4	SCALE: 1"=40'
PROJECT NO: 34445.01	DRAWN BY: CRO	CHECKED BY: SAR



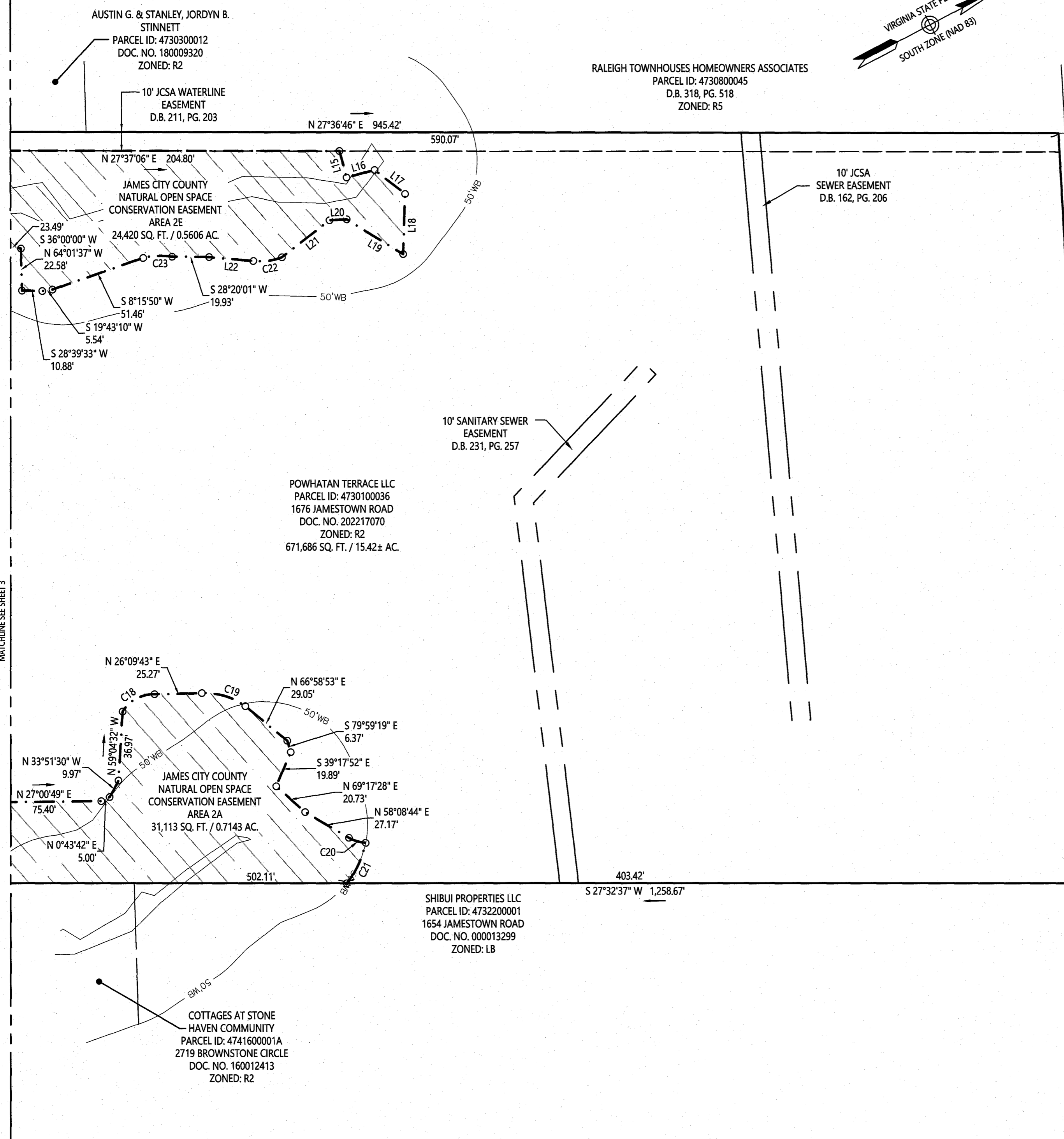
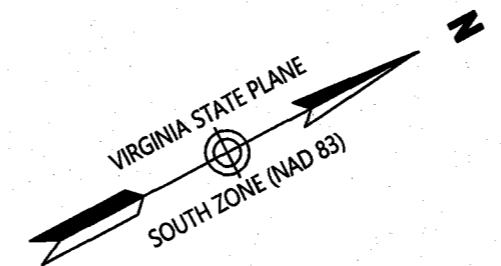
Transportation  
Land Development  
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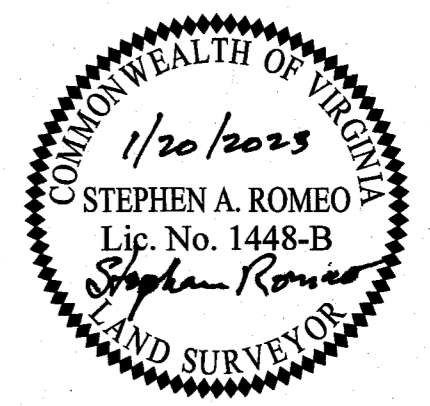
Saved Friday, January 20, 2023 12:39:53 PM CORSBORNE Plotted Friday, January 20, 2023 12:42:07 PM Christopher Orsborne

202302104



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at March 2, 2023  
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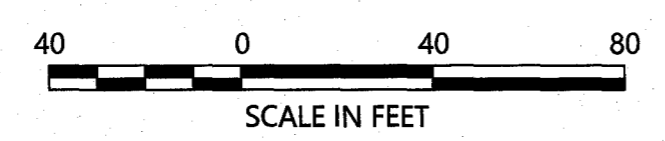
**Natural Open Space Easement  
 Being The Property Of  
 Powhatan Terrace LLC  
 Parcel 4730100036**

**James City County, Virginia**

DATE: 1/20/2023	SHEET 4 OF 4	SCALE: 1"=40'
PROJECT NO: 34445.01	DRAWN BY: CRO	CHECKED BY: SAR

Transportation  
 Land Development  
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351 McLaws Circle, Suite 3  
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 757 220 0500  
 FAX 757 903 2794



Saved Friday, January 20, 2023 12:39:53 PM CORSSBORNE Plotted Friday, January 20, 2023 12:42:17 PM Christopher Orsborne

MATCHLINE SEE SHEET 3

JAMESTOWN ROAD  
 VARIABLE WIDTH RIGHT-OF-WAY

E 401.33'  
 S 27°32'37" W 1,258.67'