

202302445

NOTE: PROPERTY LINES EXTEND TO MEAN LOW WATER, & SWAMP, & CREEK, AS SHOWN.

BASIS: P.B.58 PG.75



AREA BREAKDOWN

"YARMOUTH" PARCEL A
89.37± ACRES (3,893,125± S.F.)
TOTAL TO & SWAMP & CREEK
82.72± ACRES (3,603,178± S.F.)
AREA TO SEAWARD EDGE OF RPA
77.6742 ACRES (3,383,488 S.F.)
AREA WITH TRAVERSE
"YARMOUTH" PARCEL B
363.77± ACRES (15,845,694± S.F.)
TOTAL AREA TO MEAN LOW WATER
314.40± ACRES (13,695,286± S.F.)
AREA TO SEAWARD EDGE OF RPA
246.0545 ACRES (10,718,135 S.F.)
AREA WITH TRAVERSE
"YARMOUTH" PARCEL C
YARMOUTH ISLAND
456.20± ACRES (19,872,188± S.F.)
TOTAL AREA TO MEAN LOW WATER
183.37± ACRES (7,987,470± S.F.)
AREA TO SEAWARD EDGE OF RPA
124.7290 ACRES (5,433,196 S.F.)
AREA WITH TRAVERSE
TOTAL AREA
PARCEL OF LAND KNOWN AS "YARMOUTH"
909.34± ACRES (39,611,007± S.F.)

REFERENCES:
INST. #980008732
P.B.14 PG.100
P.B.63 PG.44
D.B.184 PG.128
INST. #1800000907

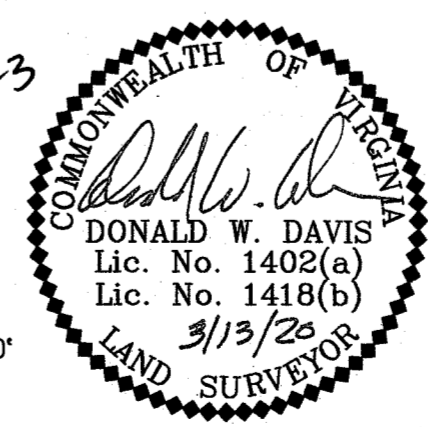
EASEMENT LEGEND

① - 150' VIRGINIA ELECTRIC AND POWER COMPANY (D.B.147 PG.595) (VEPCO P.B.3 PG.411)

NOTES:

- 1. THIS SURVEY WAS PREPARED WITHIN THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASMENTS AND SERVITUDES OF RECORD.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X, X (SHADED), AE (EL 7'), AE (EL 8') & AE (EL 9') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, MAP NUMBERS 51095C0103D, 51095C0104D & 51095C0112D, EFFECTIVE DATE DECEMBER 16, 2015.
3. THE CHESAPEAKE BAY PRESERVATION AREAS, RPA & RMA, AS SHOWN HEREON, MUST BE CONFIRMED BY JAMES CITY COUNTY.
4. PROPERTY OWNER OF RECORD: RICHARDSON HOLDINGS LIMITED PARTNERSHIP, L.L.P. C/O BENNETT C. RICHARDSON #3432 BLACK CANYON DRIVE PLANO, TEXAS 75025 LEGAL REFERENCE: INSTRUMENT #980008732
5. PROPERTY INFORMATION: PARCEL ID: 2840100005 LRSN: 17590 ZONE: A1 - GENERAL AGRICULTURE

JCC Subdivision Agent Approval Not Required



HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME ON THIS DATE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO ENCROACHMENTS OF BUILDINGS UNLESS SHOWN HEREON.
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

NOTE: SEE SHEET 2 OF 2 FOR LINE DATA & CURVE DATA TABLES. JOB LOCATION: #1703 JOLLY POND ROAD - S.R. 611

PLAT OF THE PROPERTY OF: RICHARDSON HOLDINGS LIMITED PARTNERSHIP, L.L.P.
PARCEL OF LAND KNOWN AS "YARMOUTH" CONTAINING 909.34± ACRES (39,611,007± S.F.) TOTAL
POWHATAN MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA INST. #980008732

Large/Small Plats) Recorded herewith as # 202302445

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on March 14, 2023 at 3:13 PM by MONA A. FOLEY, CLERK

SYMBOLS:
PIPE FOUND
IRON ROD SET
IRON ROD FOUND
CONC. MONUMENT
DENOTES TRAVERSE POINT
RPA RESOURCE PROTECTION AREA
RMA RESOURCE MANAGEMENT AREA
DENOTES WETLANDS

