

202310384

CERTIFICATION OF SOURCE OF TITLE (4101 MONTICELLO AVENUE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MONTICELLO NH COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO WINDSWEEP DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 25, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202211641.

CERTIFICATION OF SOURCE OF TITLE (3851 MONTICELLO AVENUE)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MAIN STREET HOMES OF VA, INC., A VIRGINIA CORPORATION TO WINDSWEEP DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 13, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 202210875.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENT, EASEMENT VACATIONS AND EASEMENT DEDICATIONS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR WINDSWEEP DEVELOPMENT, LLC

Signature of W. Vernon McClure Jr. dated 6/22/23. PRINTED NAME (TITLE)

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

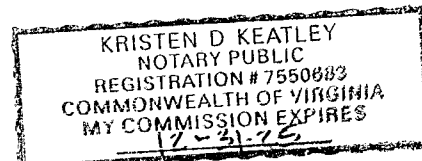
CITY/COUNTY OF Chesterfield

I, Kristen D. Keatley, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 22nd DAY OF June, 2023.

MY COMMISSION EXPIRES: December 31, 2025

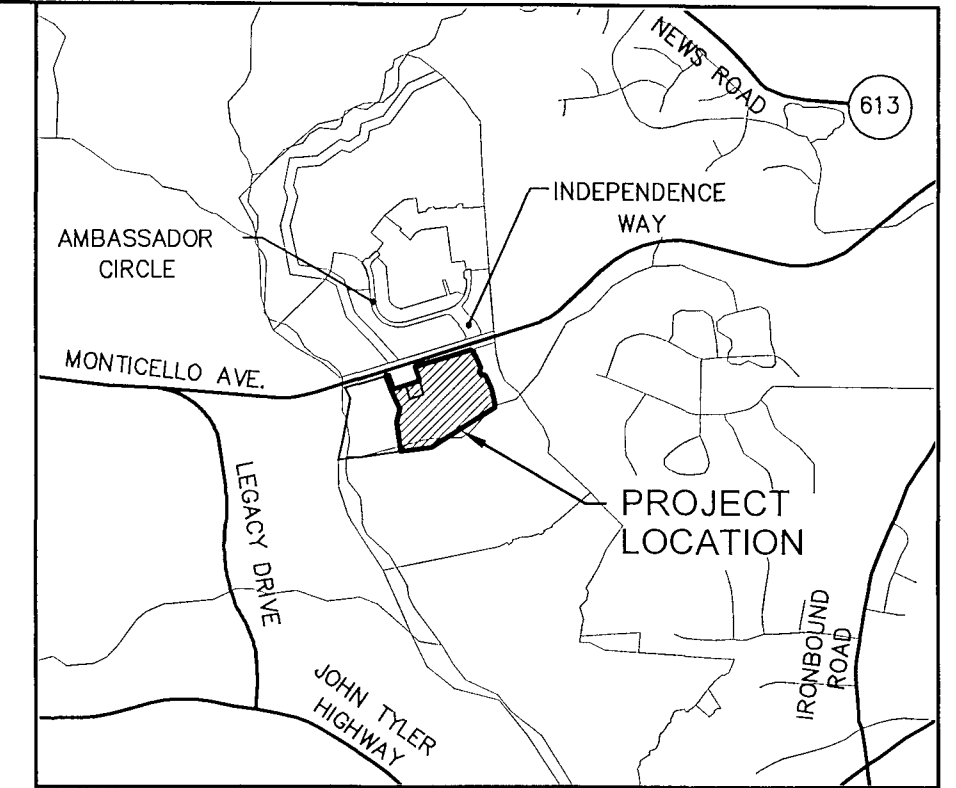
NOTARY REGISTRATION NUMBER: 7550683



Signature of Notary Public, NOTARY PUBLIC SIGNATURE

GENERAL NOTES:

- 1. THE PROPERTIES SHOWN ARE ALL OF PARCEL IDS 3740100010 AND 3740100013.
2. SITE ADDRESSES: 4101 MONTICELLO AVENUE AND 3851 MONTICELLO AVENUE - WILLIAMSBURG VA. 23188.
3. THESE PROPERTIES ARE LOCATED WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 0.2% CHANCE FLOOD), ZONE "X" (0.2% ANNUAL CHANCE FLOOD) ZONE "AE" (BASE FLOOD ELEVATION DETERMINED - FLOODWAY), ZONE "AE" (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "A" (1% ANNUAL CHANCE FLOOD) AS SHOWN ON MAP NUMBERS 51095C0118D AND 51095C0119D EFFECTIVE ON 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
4. THESE PROPERTIES ARE ZONED PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL.
5. THERE SHALL BE NO MINIMUM LOT SIZE NOR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT DISTRICT OTHER THAN AS SPECIFIED IN APPROVED FINAL PLANS.
6. NEW PARCEL 3A HAS ACCESS TO SAUNDERS BRIDGE ROAD. THE PARCELS LIE ADJACENT TO MONTICELLO AVENUE.
7. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
8. THE PROPERTIES HAVE NO KNOWN GAPS OR OVERLAPS WITH ADJOINING PROPERTIES.
9. PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
10. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
11. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
14. ALL PROPOSED STREETS SHALL BE PRIVATE.
15. THE SITE IS LOCATED ON MONTICELLO AVENUE WHICH IS DESIGNATED AS A COMMUNITY CHARACTER CORRIDOR ON THE COMPREHENSIVE PLAN LAND USE MAP.
16. THE PROPERTY IS SUBJECT TO PROFFERS ASSOCIATED WITH SECOND AMENDED CASE NO. Z-10-03/MP-10-03 RECORDED AS INSTRUMENT NO. 040002149.
17. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.



LOCATION MAP

LEGEND

- PROPERTY CORNER
IRON ROD FOUND
RIGHT-OF-WAY LINE
PROPERTY LINE
BUFFER
VIRGINIA DEPARTMENT OF TRANSPORTATION

Table with 3 columns: Area Name, Area in S.F., Area in AC. Includes Former HRSD Utility Lot Area, Remainder of Parcel 3A Area, and New Parcel 3A Area.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Signature of Samuel J. Bickers, L.S. #2304, dated 3-31-2023.

CERTIFICATE OF APPROVAL

THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Subdivision Agent, dated 5 Sept 2023.

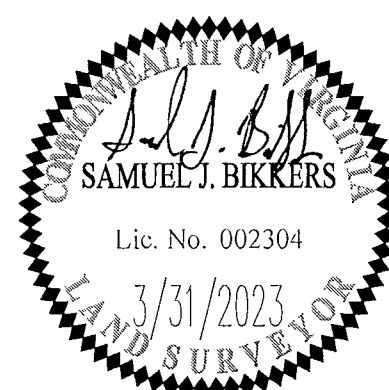
2 Large/Small-Plat(s) Recorded herewith as # 202310384

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF October, 2023 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 202310384

TESTE: ELIZABETH E. O'CONNOR, CLERK -MONA-A. FOLEY, CLERK Elizabeth E O Connor

JCC CASE NO. S-23-0004

Revision table with columns: Rev, Date, Description, Revised By. Includes entry for 3-31-23 REVISED PER COUNTY COMMENTS DATED 3-23-23.



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

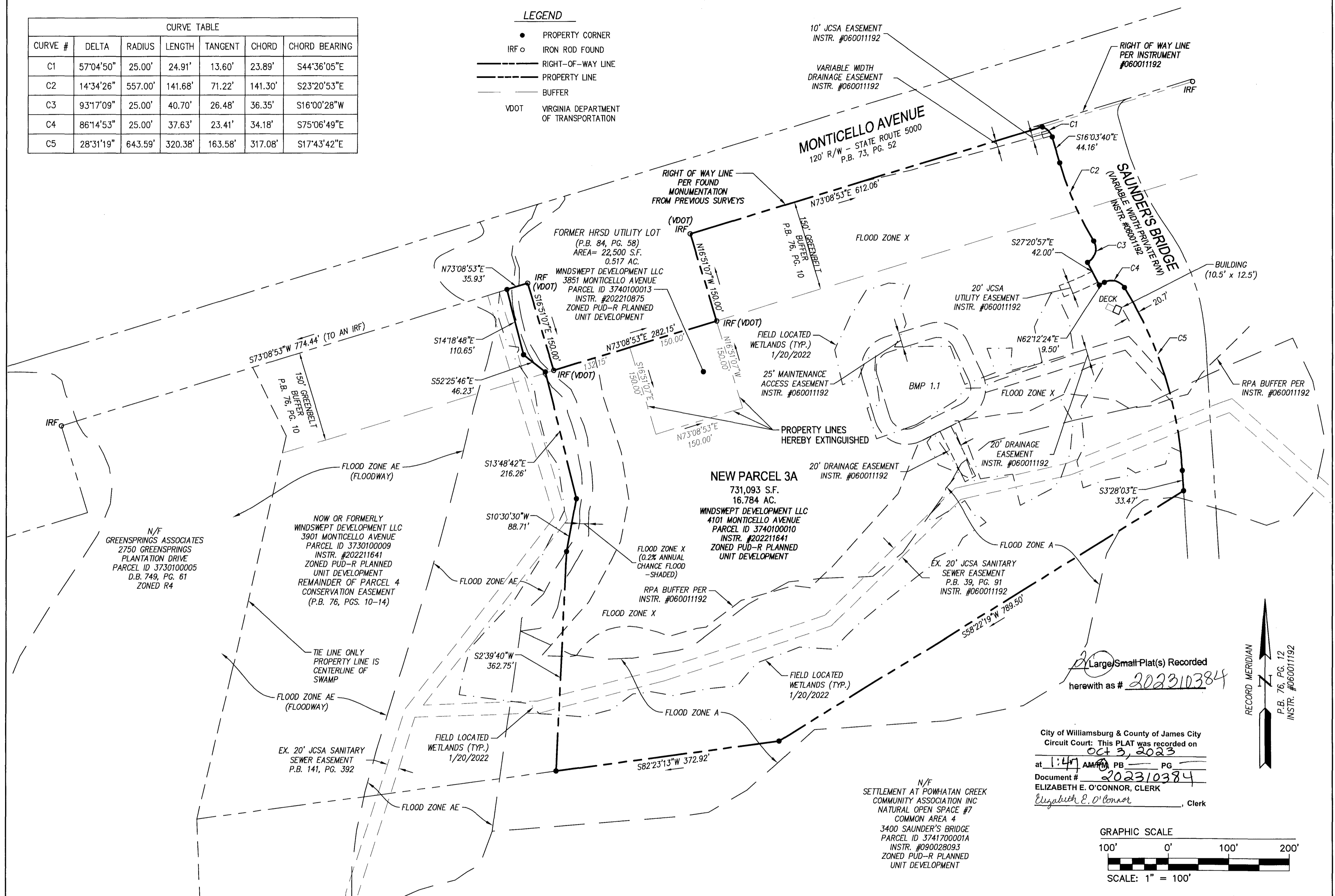
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF LOT LINE EXTINGUISHMENT BETWEEN TWO PARCELS OF LAND LOCATED AT 4101 AND 3851 MONTICELLO AVENUE OWNED BY WINDSWEEP DEVELOPMENT LLC BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project information table: Project Contacts (SJB/JFS), Project Number (9254-17), Scale (1"=100'), Date (1/31/2023), Sheet Number (1 OF 2).

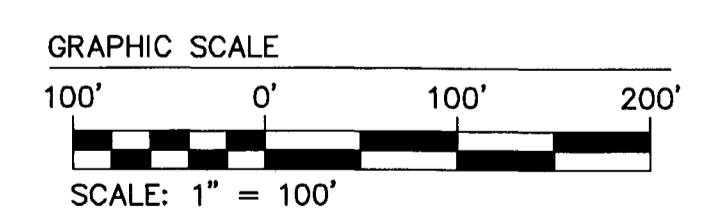
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	57°04'50"	25.00'	24.91'	13.60'	23.89'	S44°36'05"E
C2	14°34'26"	557.00'	141.68'	71.22'	141.30'	S23°20'53"E
C3	93°17'09"	25.00'	40.70'	26.48'	36.35'	S16°00'28"W
C4	86°14'53"	25.00'	37.63'	23.41'	34.18'	S75°06'49"E
C5	28°31'19"	643.59'	320.38'	163.58'	317.08'	S17°43'42"E

- LEGEND**
- PROPERTY CORNER
 - IRF IRON ROD FOUND
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - - - - - BUFFER
 - VDOT VIRGINIA DEPARTMENT OF TRANSPORTATION

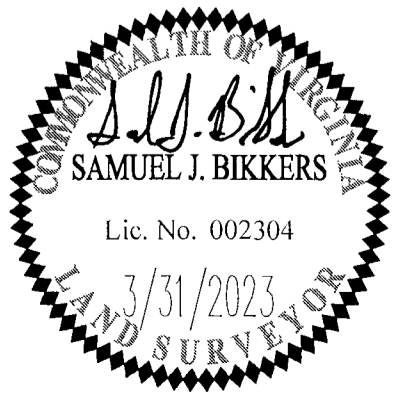


Large/Small Plat(s) Recorded
herewith as # 202310384

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Oct 3, 2023
at 1:47 AM P.M. PG. 12
Document # 202310384
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



Rev.	Date	Description	Revised By
1	3-31-23	REVISED PER COUNTY COMMENTS DATED 3-23-23	JFS



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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Hampton Roads | Central Virginia | Middle Peninsula

JCC CASE NO. S-23-0004

PLAT OF LOT LINE EXTINGUISHMENT
BETWEEN TWO PARCELS OF LAND
LOCATED AT 4101 AND 3851 MONTICELLO AVENUE

OWNED BY
WINDSWEEP DEVELOPMENT LLC

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 9254-17
Scale: 1"=100' Date: 1/31/2023
Sheet Number
2 OF 2