

202402292

CERTIFICATION OF SOURCE OF TITLE: (PARCEL ID 4820100002)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY AMERICAN RETIREMENT CORPORATION TO WILLIAMSBURG LANDING, INC. BY DEED DATED FEBRUARY 14, 1984 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN D.B. 246, PG. 116.

CERTIFICATION OF SOURCE OF TITLE: (PARCEL ID 4820100012A)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY SHORT NECK, LLC A VIRGINIA LIMITED LIABILITY COMPANY TO WILLIAMSBURG LANDING, INC. A VIRGINIA NON-STOCK CORPORATION BY DEED DATED JUNE 18, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA IN INSTRUMENT NO. 180010631.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE EXTINGUISHMENT OF LAND SHOWN ON THIS PLAT KNOWN AS "PLAT OF BOUNDARY LINE EXTINGUISHMENT BEING THE PROPERTY OWNED BY WILLIAMSBURG LANDING INC. LOCATED AT 99 MARCLAY ROAD AND 5700 WILLIAMSBURG LANDING DRIVE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND/OR TRUSTEES.

FOR:

WILLIAMSBURG LANDING, INC.

BY: Vernon M. Geddy, III 1-24-24 DATE
VERNON M. GEDDY, III, VICE CHAIR OF THE BOARD

CERTIFICATE OF NOTARIZATION:

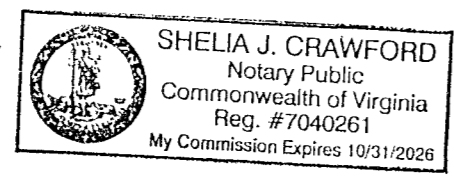
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg / James City
I, Shelia J. Crawford, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 24th DAY OF January, 2024

MY COMMISSION EXPIRES 10-31-2026

NOTARY REGISTRATION NUMBER: 7040261

NOTARY PUBLIC: Shelia J. Crawford



TRUSTEE'S/CONSENT

Christopher H. Gehman
CHRISTOPHER H. GEHMAN, SOLE TRUSTEE UNDER DEED OF TRUST DATED JANUARY 1, 2024 RECORDED AS INSTRUMENT NO. 202400175

CERTIFICATION OF NOTARIZATION FOR CHRISTOPHER H. GEHMAN

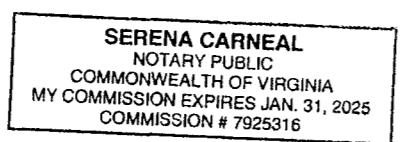
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Henrico
I, Serena Carneal, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 1 DAY OF Feb, 2024

MY COMMISSION EXPIRES 1/31/2025

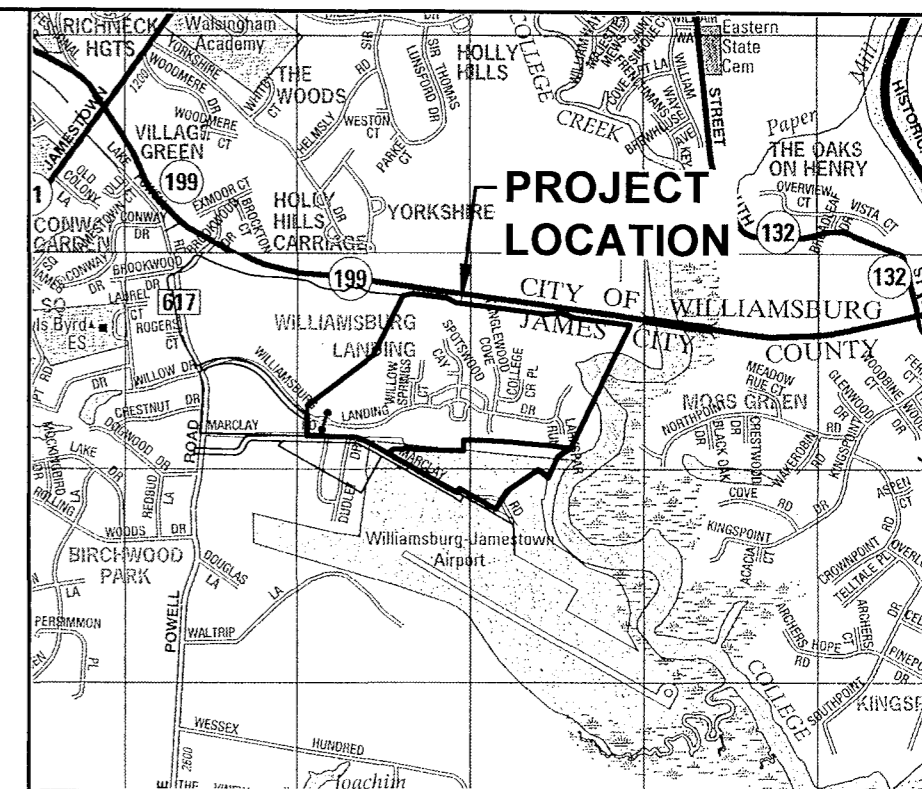
NOTARY REGISTRATION NUMBER: 7925316

NOTARY PUBLIC: Serena Carneal



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 2. THESE PROPERTIES LIE MAINLY IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0201D DATED DECEMBER 16, 2015. A PORTION OF THE PROPERTIES LIE IN ZONE AE (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) BASE FLOOD ELEVATION DETERMINED TO BE 7.0' AND A PORTION DETERMINED TO BE 8.0' PER FEMA FLOOD MAP NUMBER 51095C0202D DATED DECEMBER 16, 2015.
- 3. FOR TAX PARCEL ID NUMBER 4820100012A THE ADDRESS IS 99 MARCLAY ROAD. FOR TAX PARCEL ID NUMBER 4820100002 THE ADDRESS IS 5700 WILLIAMSBURG LANDING DRIVE.
- 4. 99 MARCLAY ROAD IS ZONED R5-MULTIFAMILY RESIDENTIAL WITH CONDITIONS PER RE-ZONING, BOARD OF SUPERVISORS RESOLUTION, ADOPTED 12-12-17.
- 5. 5700 WILLIAMSBURG LANDING DRIVE IS ZONED MULTIFAMILY RESIDENTIAL, R-5, (WITH PROFFERS) (Z-0002-2008)(SUP-0018-2008)
- 6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 7. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD
- 9. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 11. TWO (2) POINTS OVER THE NO VEHICULAR INGRESS/EGRESS EASEMENT WILL BE PERMITTED SUBJECT TO THE LIMITATION THAT THEY BE USED ONLY FOR EMERGENCY ACCESS AND FOR SERVICE VEHICLE ACCESS TO AND FROM THE PROPERTY AND ADJOINING LANDS NOW OWNED BY WILLIAMSBURG LANDING. (INSTR. #170023983)
- 12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.



VICINITY MAP (APPROXIMATE SCALE: 1"=2000') Copyright ADC The Map People permitted use number BJE051082

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Samuel J. Bickers 11/03/2023 DATE
SAMUEL J. BICKERS LIC. NO. 002304

CERTIFICATE OF APPROVAL

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

Susan M. Boston 02/04/2024 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

2 Large/Small Plat(s) Recorded herewith as # 202402292

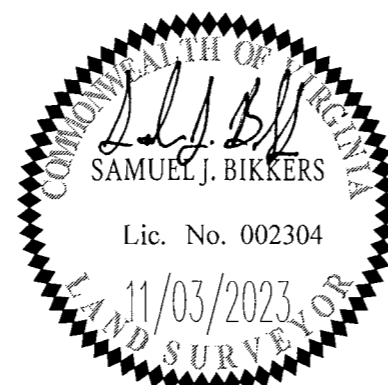
AREA TABULATION

	FORMER AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
AREA OF PARCEL ID 4820100002	3,166,856 S.F.±	72.701 AC.±	3,814,564 S.F.±	87.570 AC.±
AREA OF PARCEL 1 (4820100012A)	647,708 S.F.±	14.869 AC.±	0 S.F.±	0 AC.±
TOTAL AREA SUBDIVIDED		87.570 AC.±		87.570 AC.±

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF February, 2024
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 8:55 AM/PM
INSTRUMENT # 202402292
ELIZABETH E. O'CONNOR, CLERK
TESTE: MONA A. FOLEY, CLERK

REF: JCC CASE NO. S-23-0048

Rev.	Date	Description	Revised By



AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE EXTINGUISHMENT BEING THE PROPERTY OWNED BY WILLIAMSBURG LANDING, INC. LOCATED AT 99 MARCLAY ROAD AND 5700 WILLIAMSBURG LANDING DRIVE
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS
Project Number: 8162-39
Scale: NOTED Date: 11/03/2023
Sheet Number: 1 of 2

202402292

NOTE *A
FIELD LOCATED (3-8-2018)
NON-RPA WETLANDS
LINE AS DELINEATED
BY STANTECH CONSULTING
SERVICES OCTOBER 2016

LEGEND

- PROPERTY CORNER
- SURVEY TIE LINE ONLY
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENTS

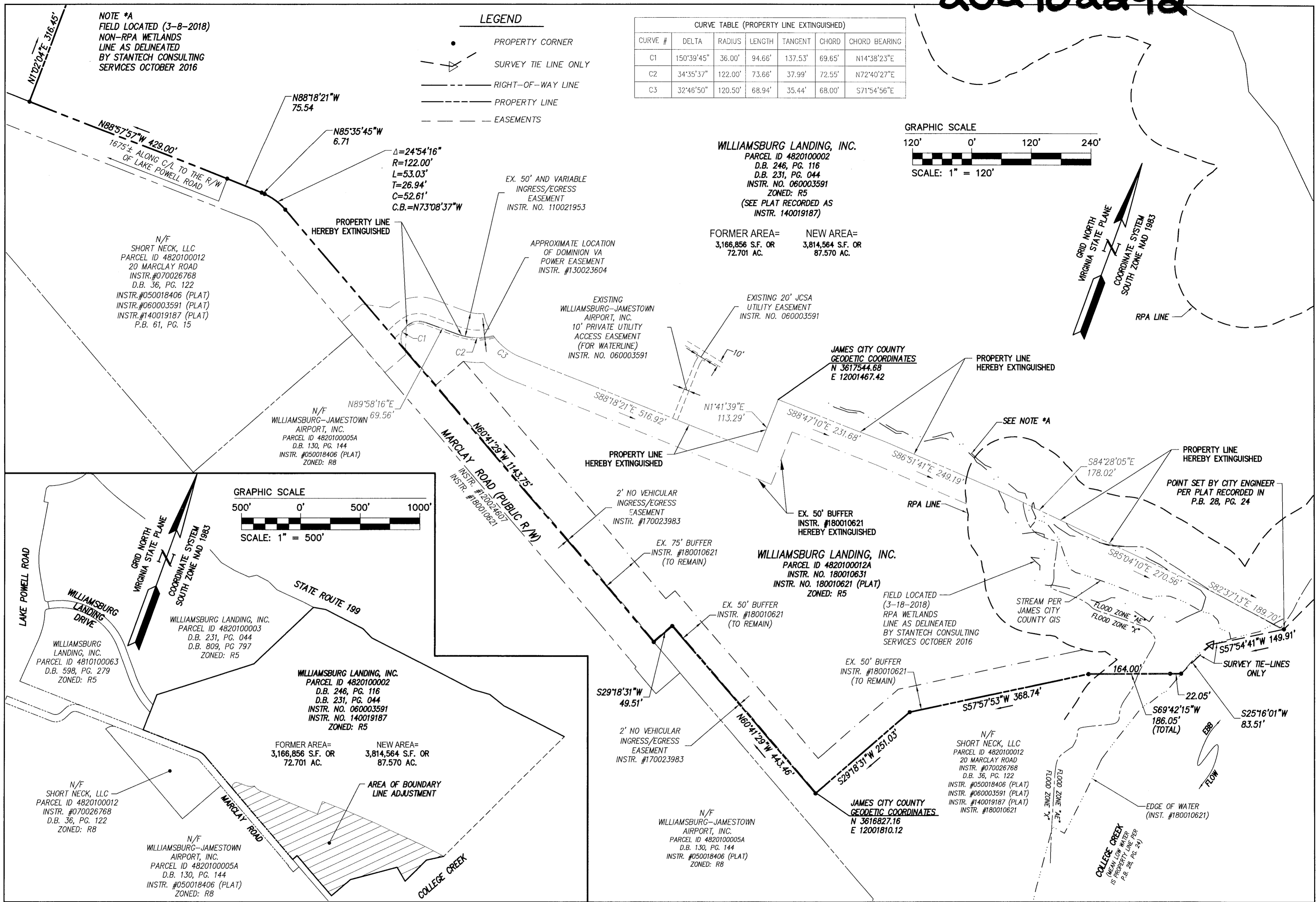
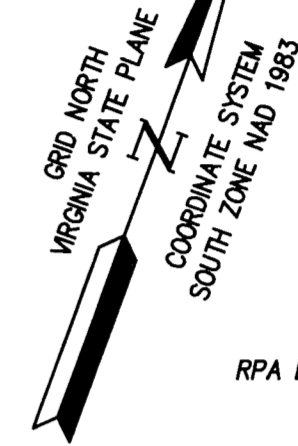
CURVE TABLE (PROPERTY LINE EXTINGUISHED)						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	150°39'45"	36.00'	94.66'	137.53'	69.65'	N14°38'23"E
C2	34°35'37"	122.00'	73.66'	37.99'	72.55'	N72°40'27"E
C3	32°46'50"	120.50'	68.94'	35.44'	68.00'	S71°54'56"E

GRAPHIC SCALE

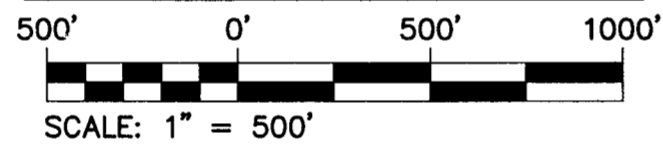


WILLIAMSBURG LANDING, INC.
PARCEL ID 482010002
D.B. 246, PG. 116
D.B. 231, PG. 044
INSTR. NO. 060003591
ZONED: R5
(SEE PLAT RECORDED AS
INSTR. 140019187)

FORMER AREA=
3,166,856 S.F. OR
72.701 AC.
NEW AREA=
3,814,564 S.F. OR
87.570 AC.

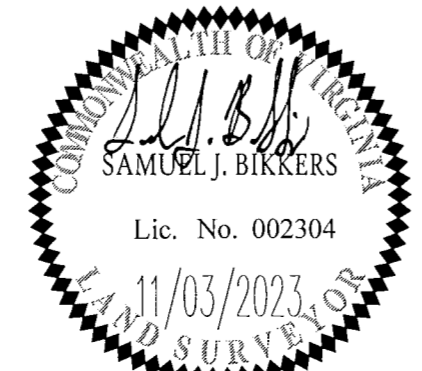


GRAPHIC SCALE



Large/Small Plat(s) Recorded	herewith as # 202402292		
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on February 14, 2024 at 9:55 AM, PG. 1	Document # 202402292		
ELIZABETH E. O'CONNOR, CLERK	Elizabeth E. O'Connor, Clerk		
Rev.	Date	Description	Revised By

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
February 14, 2024
at 9:55 AM, PG. 1
Document # 202402292
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk



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CONSULTING ENGINEERS
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REF: JCC CASE NO. S-23-0048
**PLAT OF BOUNDARY LINE EXTINGUISHMENT
BEING THE PROPERTY OWNED BY
WILLIAMSBURG LANDING, INC.
LOCATED AT 99 MARCLAY ROAD AND
5700 WILLIAMSBURG LANDING DRIVE**
JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8162-39
Scale:	Date:
1" = 120'	11/03/2023
Sheet Number	
2 of 2	