

202406521

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY DOROTHEA FORD REVOCABLE TRUST DECLARATION, TO PARKE AT WESTPORT, LLC A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MARCH 2ND, 2016, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 160005720.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS PARKE AT WESTPORT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

OWNER: PARKE AT WESTPORT, LLC A VIRGINIA LIMITED LIABILITY COMPANY

BY: MARKEL-EAGLE 2015 FUND, LP A DELAWARE LIMITED PARTNERSHIP ITS MEMBER

BY: MARKEL-EAGLE PARTNERS, LLC A VIRGINIA LIMITED LIABILITY COMPANY ITS MANAGER

BY: R. E. Core, Jr. RICHARD E. CORE, JR. PRESIDENT

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Henrico TO WIT

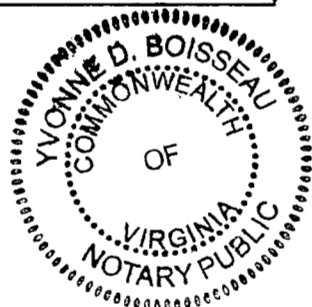
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT RICHARD E. CORE, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, IN HIS CAPACITY AS PRESIDENT OF MARKEL-EAGLE PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS MANAGER OF MARKEL-EAGLE 2015 FUND, LP, A DELAWARE LIMITED PARTNERSHIP, AS MEMBER OF PARKE AT WESTPORT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, EXECUTED AND ACKNOWLEDGED THE SAME IN SUCH CAPACITY ON BEHALF OF SAID COMPANY BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF May, 2024

MY COMMISSION EXPIRES 2/28/2027

Yvonne D. Boisseau NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 148498



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. BIKKERS, L.S. 04/24/2024 DATE

CERTIFICATE OF APPROVAL

VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED BY: [Signature] DATE: 05/15/24

NOTES:

- 1. PROPERTY IS ZONED A1, GENERAL AGRICULTURE. BUILDING SETBACKS SHOWN ARE AS DESCRIBED IN THE CURRENT JCC ORDINANCE. DECLARANT RESERVES THE RIGHT TO MODIFY SETBACKS AS ALLOWED BY JAMES CITY COUNTY. FRONT = 75' FRONT (SIDE STREET) = 50' SIDE = 15' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING) REAR = 35' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
2. THE PROPERTY SHOWN IS ENCOMPASSED IN PARCELS 3620100061 (ADDRESS 3400 WESTPORT) AND 3620100060 (ADDRESS 3401 WESTPORT).
3. AREAS ARE COMPUTED TO CENTERLINE STREAM OR ALONG MEAN LOW WATER OF GORDON'S CREEK AS SHOWN ON THE PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
4. THE STREETS WITHIN THE SUBDIVISION WILL BE DEDICATED FOR PUBLIC USE.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO SEC. 19-33 OF THE SUBDIVISION ORDINANCE.
6. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
7. JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. UTILITY EASEMENTS DENOTED AS JCSA EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

- 10. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
11. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
12. THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP NUMBER 51095C0116D PANEL 0116 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015.
13. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. WETLANDS AND LAND 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.
15. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
16. ALL EASEMENTS NOT DEDICATED TO JCSA, PUBLIC ENTITY, OR FRANCHISE UTILITY COMPANY SHALL BE PRIVATE.
17. REFERENCE MASTER PLAN JCC CASE NO. Z-0002-2017.
18. REFERENCE SPLN-21-0002 REGARDING THE DETAILED SITE PLAN.
19. THE PARKE AT WESTPORT WAS APPROVED BY THE PLANNING COMMISSION ON MARCH 2, 2022 AS REQUIRED OF MAJOR SUBDIVISIONS OF 50 LOTS OR MORE PER SECTION 19-23 OF THE SUBDIVISION ORDINANCE.
20. ALL OF THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO AND ALL OWNERS OF THE LOTS SHOWN ON THIS SUBDIVISION PLAT SHALL BE GOVERNED BY "SECOND AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS OF FORD'S COLONY AT WILLIAMSBURG" RECORDED MAY 24, 2022, IN THE CLERK'S OFFICE OF THE WILLIAMSBURG / JAMES CITY COUNTY CIRCUIT COURT AS INSTRUMENT 202208331 AND ANY AND ALL SUPPLEMENTS OR AMENDMENTS THERETO.

LEGEND

- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
--- IPF IRON PIPE FOUND
--- IRF IRON ROD FOUND
--- NS IRON ROD SET/PROPERTY CORNER
--- NS NAIL SET/PROPERTY CORNER
--- IRON ROD SET AT RIGHT-OF-WAY POINT
--- SURVEY TIE LINE
--- BUILDING SETBACK LINE
--- WETLANDS LINE
--- RPA BUFFER LINE
--- STREAM
--- CENTER LINE
--- RPA RESOURCE PROTECTION AREA
--- PSA PRIMARY SERVICE AREA
--- FCHOA FORD'S COLONY HOMEOWNERS ASSOCIATION

AREA TABULATION

Table with 3 columns: Description, S.F., ACRES. Rows include: TOTAL AREA OF RESIDENTIAL LOTS (1,882,980 S.F., 43.227 ACRES), BMP LOT (43,570 S.F., 1.000 ACRES), TOTAL AREA OF R/W (37,460 S.F., 0.860 ACRES), TOTAL AREA OF SECTION XXXV (1,964,010 S.F., 45.087 ACRES), TOTAL NUMBER OF LOTS (14), AVERAGE LOT SIZE (134,499 S.F.), GROSS LOTS PER ACRE (0.324 LOTS/ACRE).

CERTIFICATE OF APPROVAL

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

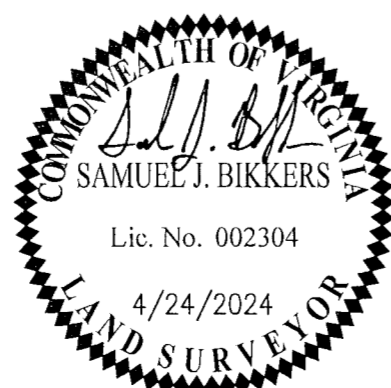
[Signature] 05/16/2024 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

6 Large/Small Plat(s) Recorded herewith as # 202406521

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 22nd DAY OF May, 2024
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:18 AM/PM
INSTRUMENT # 202406521
TESTE: ELIZABETH E. O'CONNOR, CLERK
MONA A. FOLEY, CLERK
Elizabeth E. O'Connor, Clerk

JCC S-22-0020

Revision table with columns: Rev., Date, Description, Revised By. Rows include: 3 12/13/2023 REVISED PER CLIENT COORDINATION GVC, 2 06/20/2023 REVISED PER CLIENT COORDINATION SJB, 1 9/07/2022 REVISED PER COUNTY COMMENTS DATED 9/02/2022 JFS.



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 SUBDIVISION
PARKE AT WESTPORT
FORD'S COLONY
FOR
PARKE AT WESTPORT, LLC
POWhatan DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: GVC
Project Number: W10145-03
Scale: AS NOTED Date: 07/25/2022
Sheet Number: 2 OF 6