

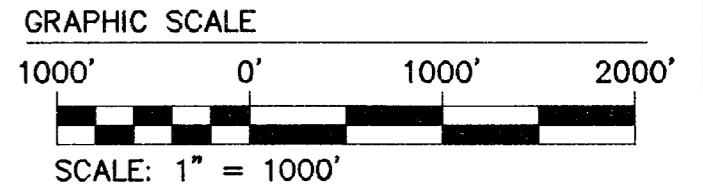
Large/Small Plat(s) Recorded
herewith as # 202406521

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 22, 2024
at 1:18 AM/PM PB PG
Document # 202406521
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

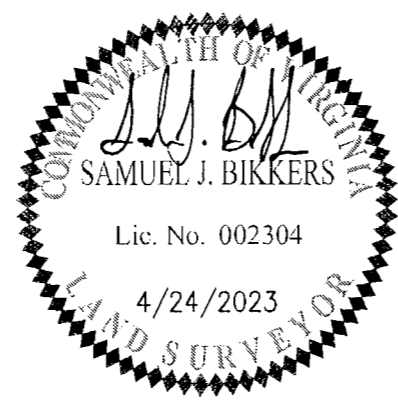


PARKE AT WESTPORT
FORD'S COLONY
(LOTS 1-4; 48-57)

VICINITY MAP



Rev.	Date	Description	Revised By
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



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JCC S-22-0020
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
1 OF 6

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

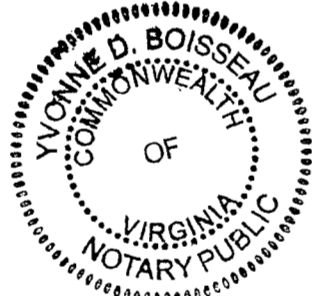
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT RICHARD E. CORE, JR., WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, IN HIS CAPACITY AS PRESIDENT OF MARKEL-EAGLE PARTNERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AS MANAGER OF MARKEL-EAGLE 2015 FUND, 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
--- 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.

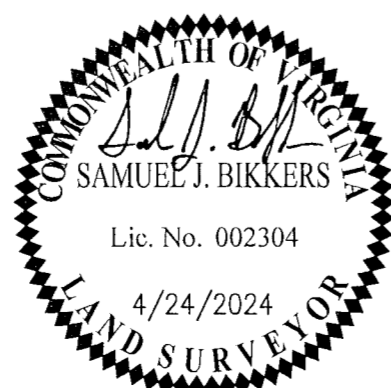
[Signature] 05/16/2024 DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

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 show revisions for client coordination and county comments.



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

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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

202406521

ABBREVIATIONS:
 TYP. = TYPICAL
 N/F = NOW OR FORMERLY
 JC SA = JAMES CITY SERVICE AUTHORITY

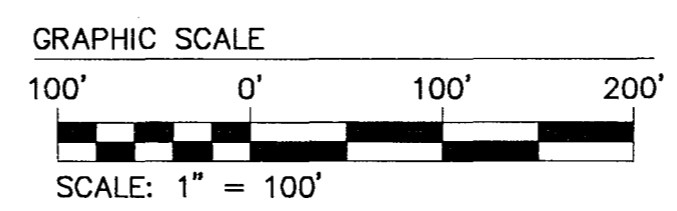
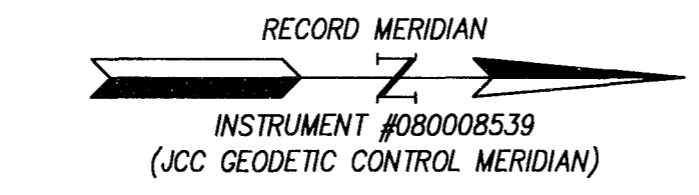
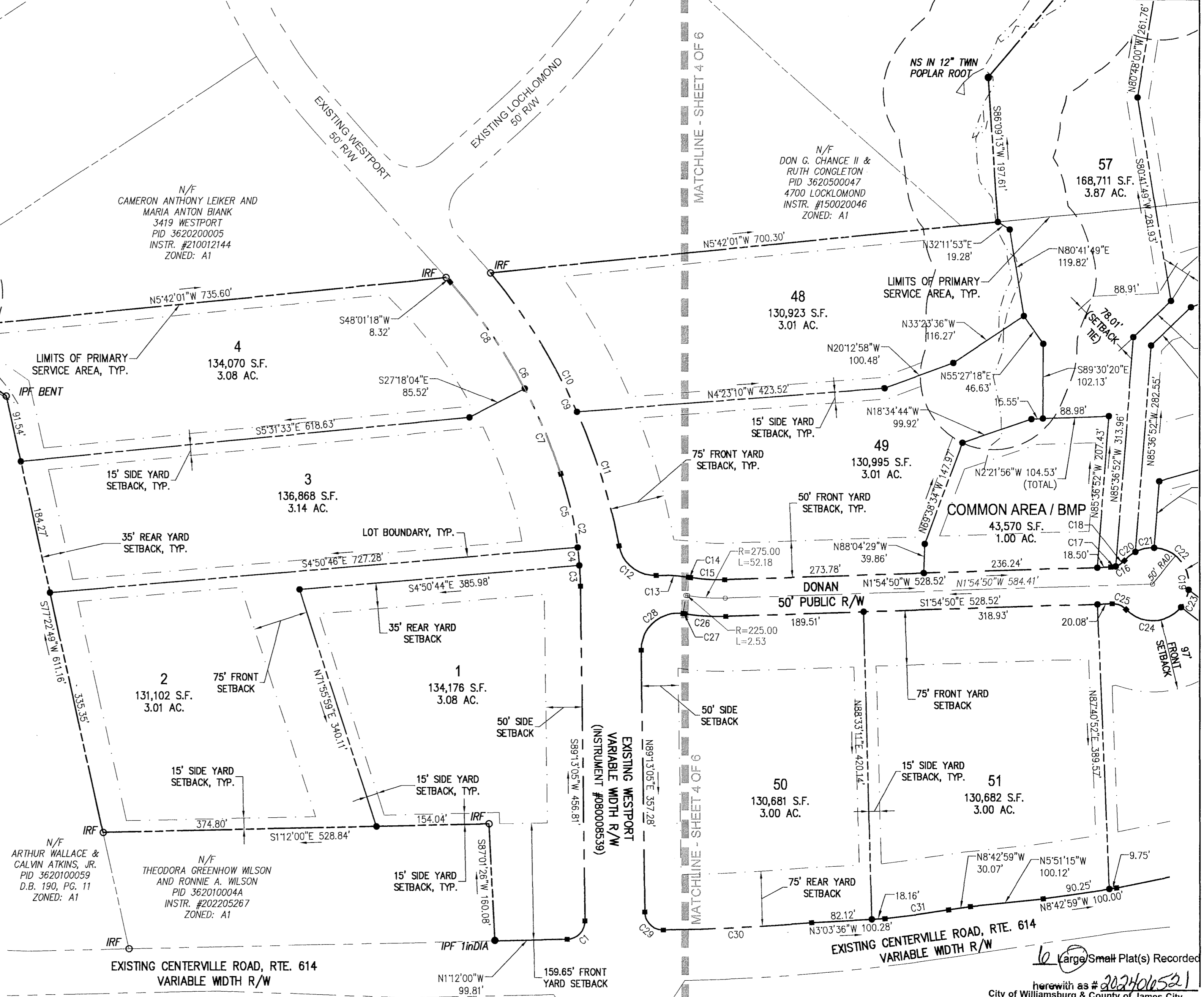
SURVEY TIE LINE NOTE:
 SURVEY TIE LINES ARE FROM RECORDED
 PLAT ON 3/27/2008
 INSTRUMENT #080008539 (EXCEPT AS NOTED)
 SEE SHEETS 5 AND 6 FOR EASEMENTS

N/F
 CONSTANCE M. BROWN,
 LIVING TRUST
 PID 3620100010
 D.B. 84, PG. 568 (PLAT)
 D.B. 754, PG. 438
 ZONED: A1

JCC COORDINATES
 N 36.33816.72
 E 119.76771.37

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	89°34'55"	25.00'	39.09'	24.82'	35.23'	N45°59'28"W
C2	18°23'16"	488.89'	156.90'	79.13'	156.23'	S80°01'27"W
C3	3°19'50"	488.89'	28.42'	14.21'	28.41'	N87°33'10"E
C4	2°55'51"	488.89'	25.01'	12.51'	25.01'	N84°25'19"E
C5	12°07'34"	488.89'	103.47'	51.93'	103.28'	N76°53'36"E
C6	23°48'00"	735.30'	305.43'	154.95'	303.24'	S59°55'29"W
C7	9°53'25"	735.30'	126.93'	63.62'	126.77'	S66°52'47"W
C8	13°54'35"	735.30'	178.51'	89.70'	178.07'	S54°58'47"W
C9	28°59'31"	825.00'	417.45'	213.30'	413.01'	N64°39'38"E
C10	15°37'03"	825.00'	224.88'	113.14'	224.18'	S57°58'25"W
C11	13°22'28"	825.00'	192.58'	96.73'	192.14'	S72°28'10"W
C12	80°56'25"	50.00'	70.63'	42.66'	64.91'	N38°41'12"E
C13	10°05'50"	250.00'	44.06'	22.09'	44.00'	N31°55'55"E
C28	99°05'45"	50.00'	86.48'	58.64'	76.09'	S41°14'03"E
C29	90°00'53"	25.00'	39.28'	25.01'	35.36'	N44°12'38"E
C30	4°07'05"	2842.00'	204.26'	102.18'	204.22'	N2°51'21"W

SEE SHEET 4 FOR REMAINDER OF LOT CURVE TABLE



6 Large/Small Plat(s) Recorded
 herewith as # 202406521
 City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 May 22, 2024
 at 1:18 AM (M) PB PG
 Document # 202406521
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

Rev.	Date	Description	Revised By
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

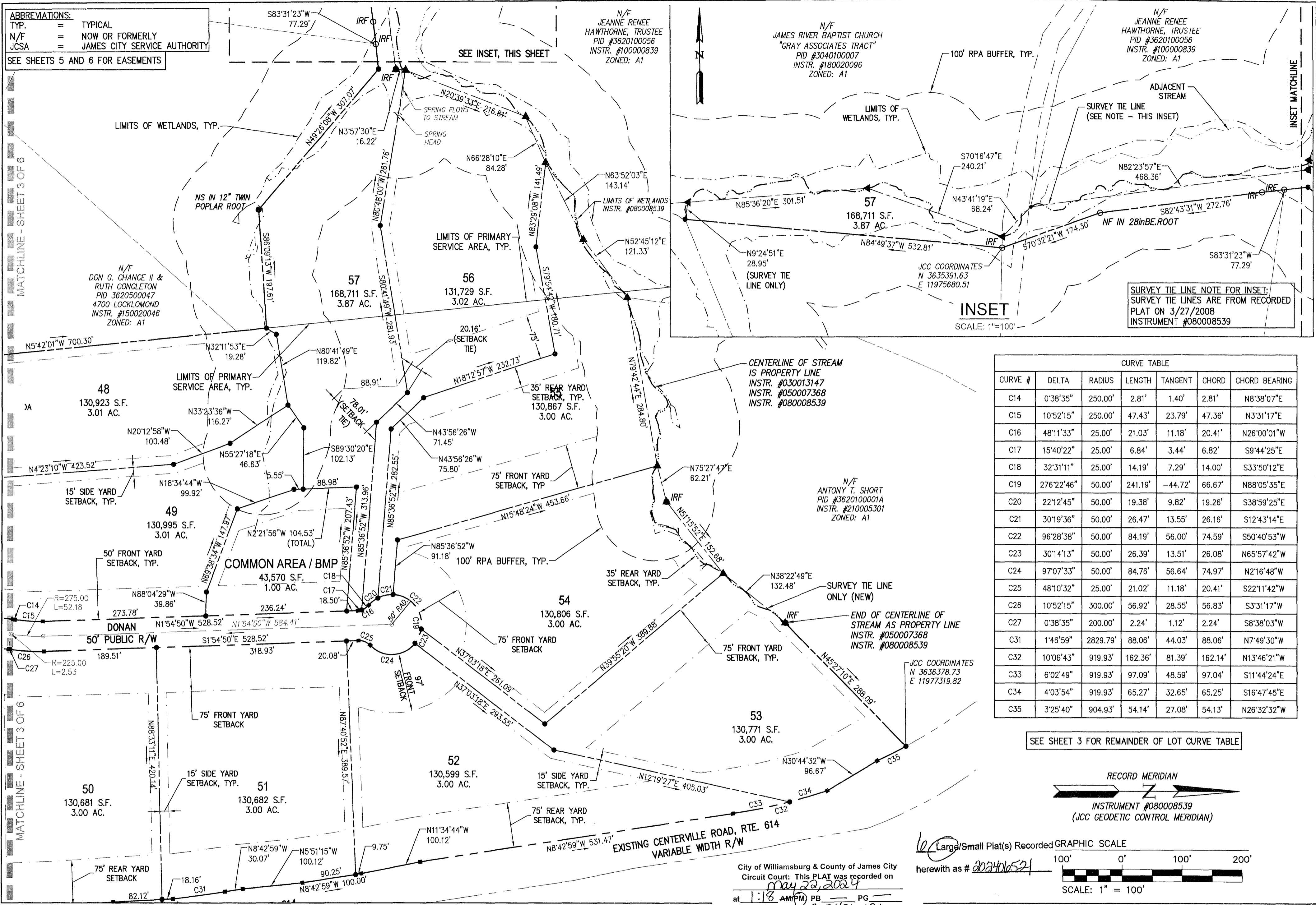


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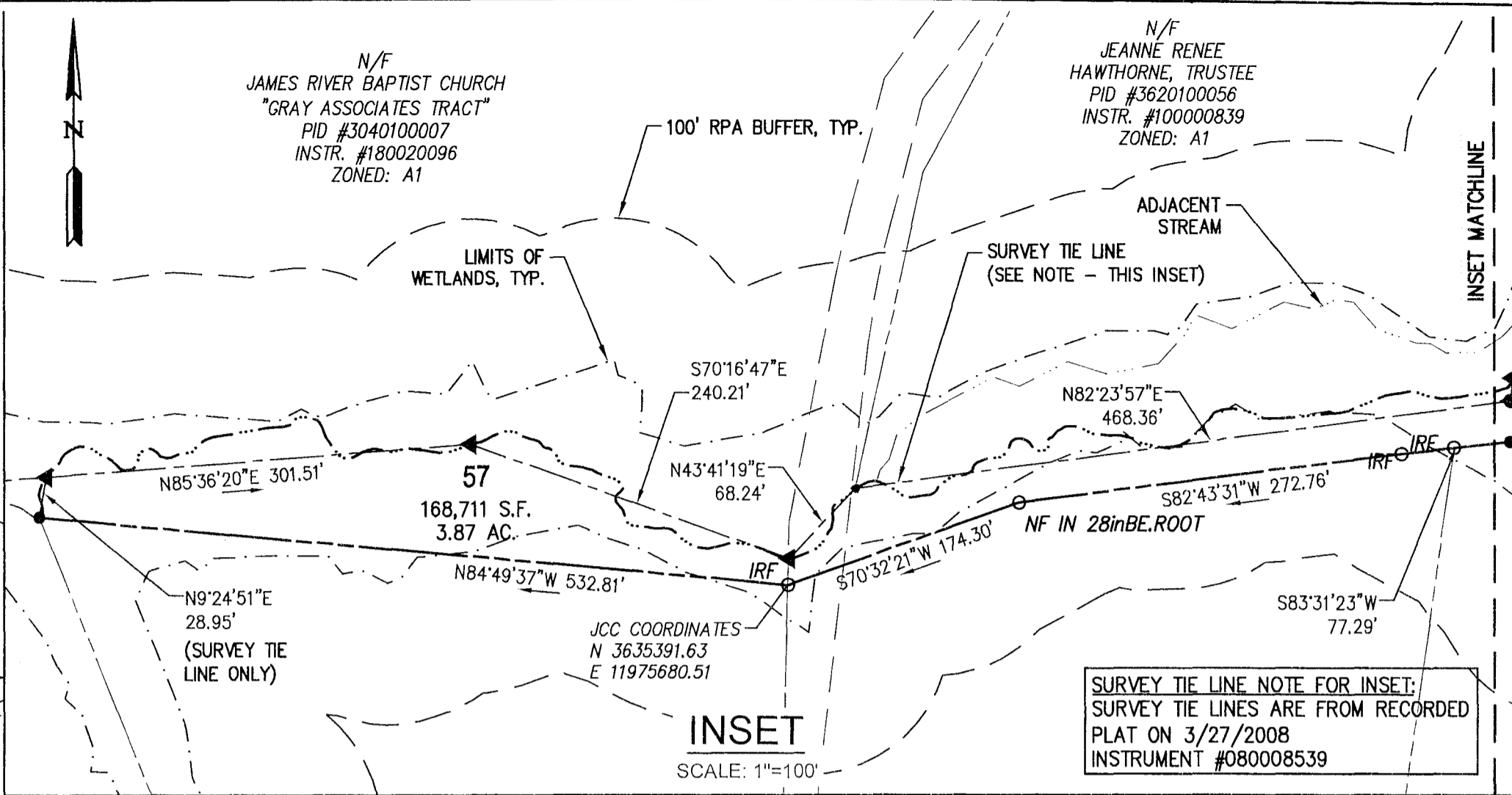
JCC S-22-0020
 PLAT OF SUBDIVISION
PARKE AT WESTPORT
FORD'S COLONY
 FOR
 PARKE AT WESTPORT, LLC
 POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	GVC
Project Number:	W10145-03
Scale:	1"=100'
Date:	07/25/2022
Sheet Number	3 OF 6

202406521



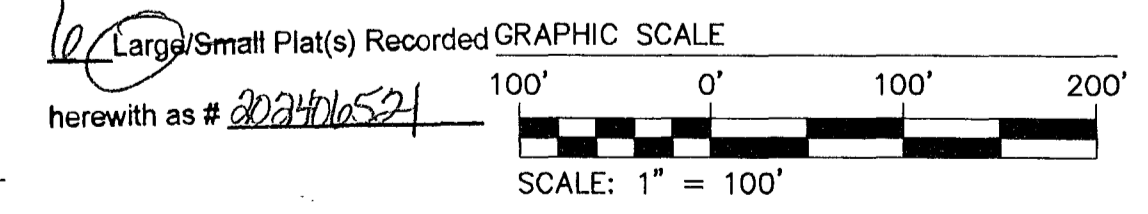
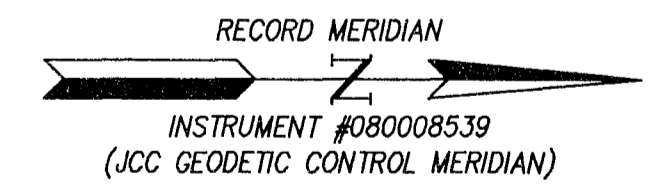
ABBREVIATIONS:
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 SEE SHEETS 5 AND 6 FOR EASEMENTS



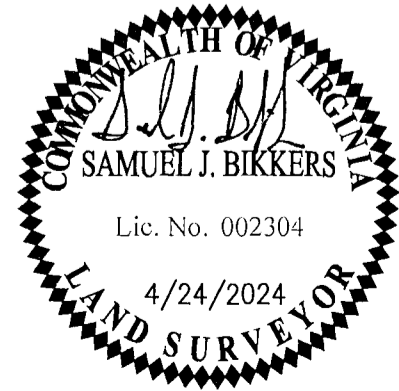
INSET
 SCALE: 1"=100'
SURVEY TIE LINE NOTE FOR INSET:
 SURVEY TIE LINES ARE FROM RECORDED PLAT ON 3/27/2008 INSTRUMENT #080008539

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C14	0°38'35"	250.00'	2.81'	1.40'	2.81'	N8°38'07"E
C15	10°52'15"	250.00'	47.43'	23.79'	47.36'	N3°31'17"E
C16	48°11'33"	25.00'	21.03'	11.18'	20.41'	N26°00'01"W
C17	15°40'22"	25.00'	6.84'	3.44'	6.82'	S9°44'25"E
C18	32°31'11"	25.00'	14.19'	7.29'	14.00'	S33°50'12"E
C19	276°22'46"	50.00'	241.19'	-44.72'	66.67'	N88°05'35"E
C20	22°12'45"	50.00'	19.38'	9.82'	19.26'	S38°59'25"E
C21	30°19'36"	50.00'	26.47'	13.55'	26.16'	S12°43'14"E
C22	96°28'38"	50.00'	84.19'	56.00'	74.59'	S50°40'53"W
C23	30°14'13"	50.00'	26.39'	13.51'	26.08'	N65°57'42"W
C24	97°07'33"	50.00'	84.76'	56.64'	74.97'	N2°16'48"W
C25	48°10'32"	25.00'	21.02'	11.18'	20.41'	S22°11'42"W
C26	10°52'15"	300.00'	56.92'	28.55'	56.83'	S3°31'17"W
C27	0°38'35"	200.00'	2.24'	1.12'	2.24'	S8°38'03"W
C31	1°46'59"	2829.79'	88.06'	44.03'	88.06'	N7°49'30"W
C32	10°06'43"	919.93'	162.36'	81.39'	162.14'	N13°46'21"W
C33	6°02'49"	919.93'	97.09'	48.59'	97.04'	S11°44'24"E
C34	4°03'54"	919.93'	65.27'	32.65'	65.25'	S16°47'45"E
C35	3°25'40"	904.93'	54.14'	27.08'	54.13'	N26°32'32"W

SEE SHEET 3 FOR REMAINDER OF LOT CURVE TABLE



Rev.	Date	Description	Revised By
3	12/13/2023	REVISED PER CLIENT COORDINATION	GVC
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 Circuit Court: This PLAT was recorded on
 May 22, 2024
 at 1:18 AM PM PE PG
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JCC S-22-0020
 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:	1"=100'
Date:	07/25/2022
Sheet Number	4 OF 6

202406521

LINE	BEARING	LENGTH
L1	S87°57'04"W	14.47'
L2	N47°31'32"W	20.16'
L3	N2°31'32"W	52.82'
L4	N47°25'19"W	16.58'
L5	S89°13'05"W	310.41'
L6	S0°48'44"E	16.00'
L7	S89°13'05"W	20.00'
L8	N0°48'44"W	16.00'
L9	S89°13'05"W	115.37'
L10	S0°46'36"E	18.04'
L11	N9°20'30"W	18.00'
L12	S25°53'59"E	15.20'
L13	S64°06'01"W	20.05'
L14	N25°53'59"W	15.08'
L15	S64°06'01"W	17.25'
L16	S25°53'59"E	12.95'
L17	N31°09'17"W	12.00'
L18	S58°50'43"W	2.81'
L19	N31°09'17"W	20.99'
L20	N58°50'43"E	3.75'

LINE	BEARING	LENGTH
L21	N31°09'17"W	12.00'
L22	S25°53'59"E	12.00'
L23	S5°57'48"E	12.00'
L24	S0°45'42"E	12.00'
L25	N89°13'05"E	428.39'
L26	S47°25'19"E	32.79'
L27	S2°31'32"E	52.80'
L28	S47°31'32"E	3.68'
L29	N87°57'04"E	6.58'
L30	N27°31'56"W	38.01'
L31	N24°45'39"W	12.00'
L32	N65°14'21"E	20.00'
L33	S24°45'39"E	11.97'
L34	N9°29'02"W	14.81'
L35	S24°50'17"E	18.00'

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

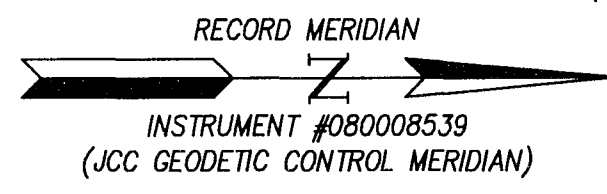
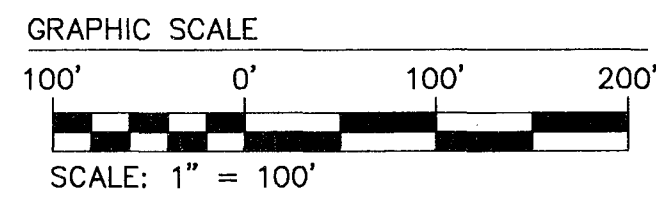
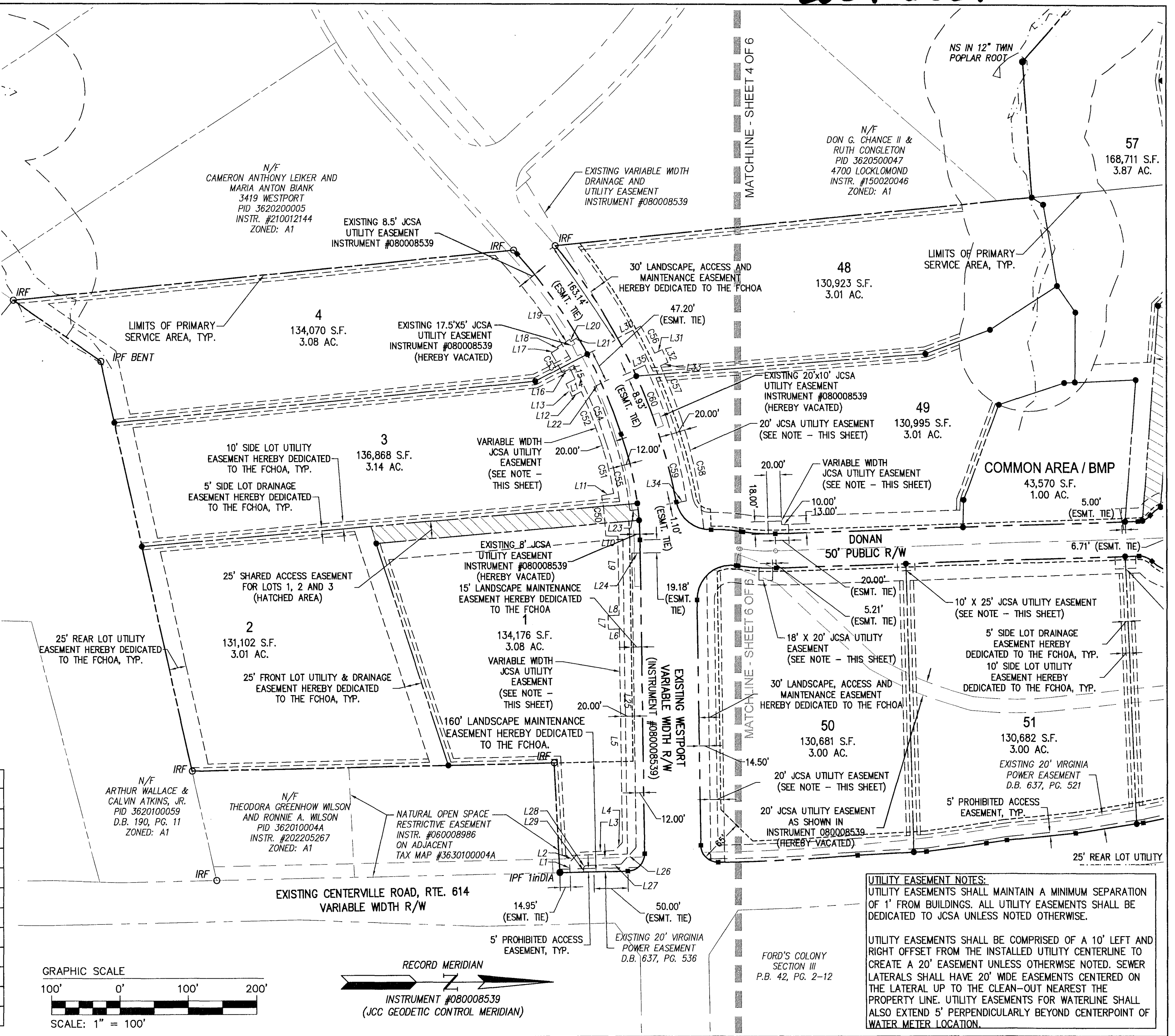
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 23, 2024 at 1:16 AM (PM) PB PG Document # 202406521 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk

SEE SHEETS 3 AND 4 FOR ROAD CENTERLINE AND BUILDING SETBACKS.

ABBREVIATIONS:

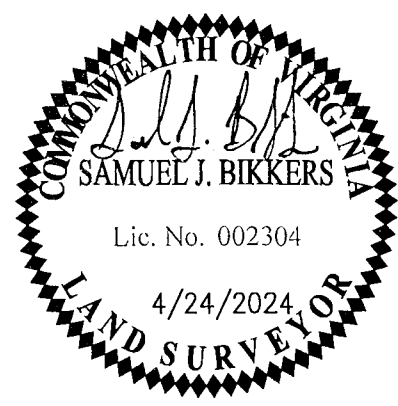
TYP.	=	TYPICAL
N/F	=	NOW OR FORMERLY
JCSA	=	JAMES CITY SERVICE AUTHORITY

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C50	7°45'20"	438.89'	59.41'	29.75'	59.36'	S84°32'10"W
C51	9°51'45"	456.89'	78.65'	39.42'	78.55'	S75°43'37"W
C52	6°19'07"	703.30'	77.56'	38.82'	77.52'	S68°41'18"W
C53	2°43'24"	690.30'	32.81'	16.41'	32.81'	S61°05'52"W
C54	6°11'40"	723.30'	78.20'	39.14'	78.16'	N68°44'09"E
C55	13°13'08"	476.89'	110.02'	55.26'	109.78'	N77°25'38"E
C56	2°56'46"	863.00'	44.38'	22.19'	44.37'	N63°01'41"E
C57	5°16'36"	863.00'	79.48'	39.77'	79.45'	N68°28'02"E
C58	12°46'57"	752.09'	167.79'	84.24'	167.44'	N78°22'44"E
C59	9°23'05"	732.09'	119.91'	60.09'	119.78'	S76°41'32"W
C60	5°56'00"	843.00'	87.30'	43.69'	87.26'	S68°07'43"W



UTILITY EASEMENT NOTES:
 UTILITY EASEMENTS SHALL MAINTAIN A MINIMUM SEPARATION OF 1' FROM BUILDINGS. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO JCSA UNLESS NOTED OTHERWISE.
 UTILITY EASEMENTS SHALL BE COMPRISED OF A 10' LEFT AND RIGHT OFFSET FROM THE INSTALLED UTILITY CENTERLINE TO CREATE A 20' EASEMENT UNLESS OTHERWISE NOTED. SEWER LATERALS SHALL HAVE 20' WIDE EASEMENTS CENTERED ON THE LATERAL UP TO THE CLEAN-OUT NEAREST THE PROPERTY LINE. UTILITY EASEMENTS FOR WATERLINE SHALL ALSO EXTEND 5' PERPENDICULARLY BEYOND CENTERPOINT OF WATER METER LOCATION.

Rev.	Date	Description	Revised By
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



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 Hampton Roads | Central Virginia | Middle Peninsula

JCC S-22-0020
 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:	1"=100'
Date:	07/25/2022
Sheet Number	5 OF 6

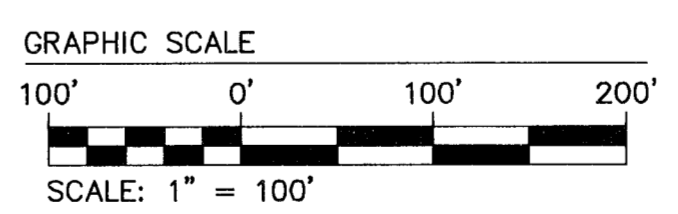
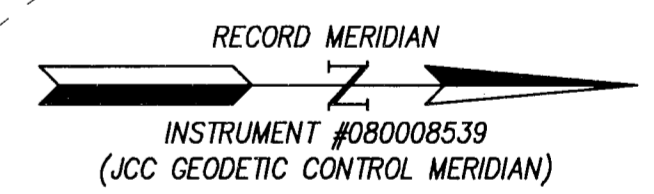
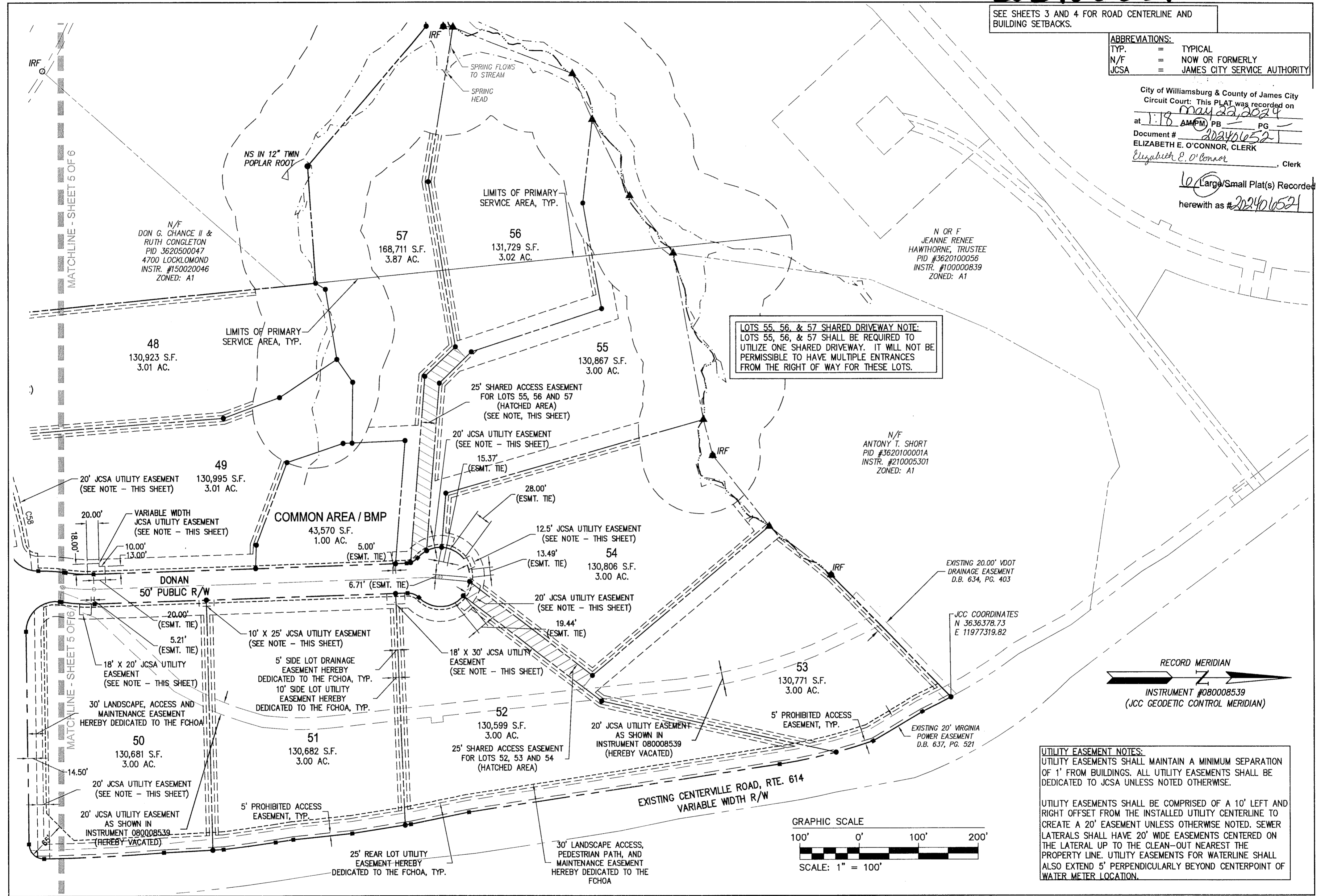
SEE SHEETS 3 AND 4 FOR ROAD CENTERLINE AND BUILDING SETBACKS.

ABBREVIATIONS:

TYP.	=	TYPICAL
N/F	=	NOW OR FORMERLY
JCSA	=	JAMES CITY SERVICE AUTHORITY

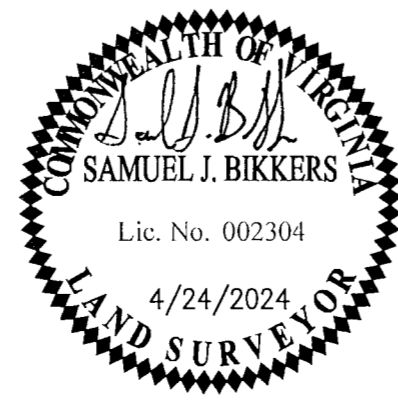
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 1:18 AM PM on May 22, 2024
 Document # 202406521
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

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



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Project Contacts:	GVC
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