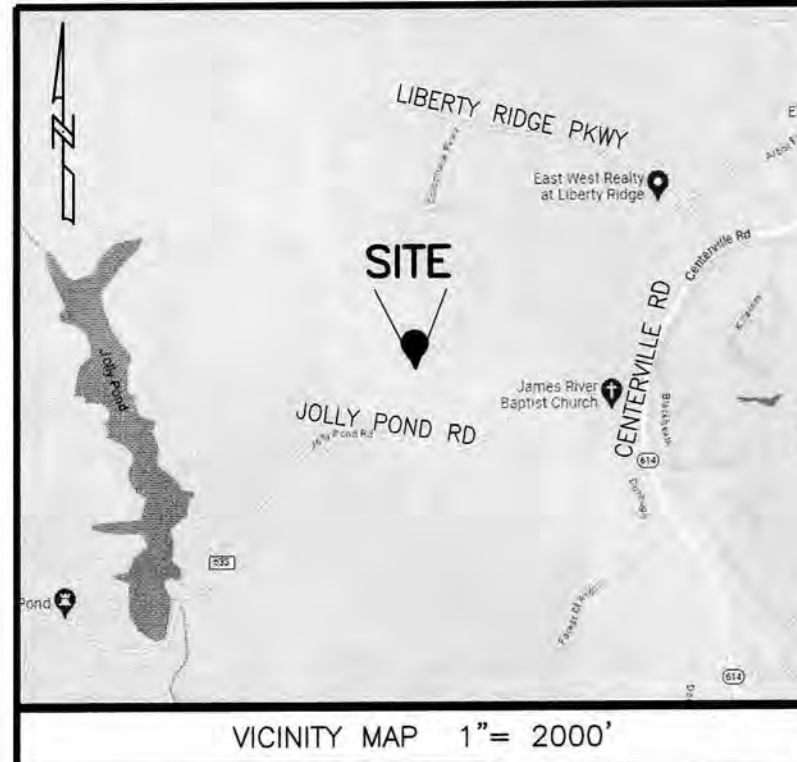


202409634



**CERTIFICATE OF SOURCE OF TITLE LOT 1**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BLUE RIDGE CUSTOM HOMES, LLC TO RYAN MARTIN AND MALYNDA JEAN WALKER-MARTIN BY DEED DATED MAY 15, 2023 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202304585.  
**OWNERS CERTIFICATE LOT 1:**  
THE EASEMENT EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 3-27-2024  
SIGNATURE DATE  
Ryan Martin  
NAME PRINTED  
[Signature] 03/27/2024  
SIGNATURE DATE  
Malynnda J. Walker-Martin  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 27<sup>th</sup> DAY OF March, 2024. MY COMMISSION EXPIRES August 31, 2026.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE LOT 2:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EVANGELINE WALLACE, TRUSTEE OF THE EVANGELINE WALLACE REVOCABLE TRUST TO VICTOR TORRES AND BRANDI TORRES BY DEED DATED SEPTEMBER 2, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202213163.  
**OWNERS CERTIFICATE LOT 2:**  
THE EASEMENT EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 5-1-24  
SIGNATURE DATE  
Brandi Torres  
NAME PRINTED  
[Signature] 5-1-24  
SIGNATURE DATE  
Victor Torres  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF May, 2024. MY COMMISSION EXPIRES August 31, 2026.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 7623437

EASEMENT EXTINGUISHMENT PLAT OF  
**MINOR SUBDIVISION OF  
3150 JOLLY POND ROAD**  
(AS SHOWN ON INST. #190000629)  
BEING 3120, 3140, 3148, 3154, 3164, 3148 JOLLY POND RD  
POWATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 01/29/2024 SCALE: 1"=150' JOB # 23-328



SHEET 1 OF 2  
S-23-0044

**PROPERTY INFORMATION**  
PIN: 3030100021B  
PIN: 3030100021C  
PIN: 3030100021D  
PIN: 3030100021E  
PIN: 3030100021F  
**ADDRESS:**  
3120,3140,3148,3154,3164  
JOLLY POND ROAD  
JAMES CITY COUNTY, VA  
ZONING: A1 - GENERAL AGRICULTURE



**ENGINEERS OR SURVEYORS 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.  
01/29/2024  
DATE  
W. Chase Grogg  
W. CHASE GROGG, L.S. 3645

**CERTIFICATE OF SOURCE OF TITLE LOT 3:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EVANGELINE WALLACE, SUCCESSOR TRUSTEE OF THE THOMAS B. WALLACE REVOCABLE TRUST AND EVANGELINE WALLACE, TRUSTEE OF HE EVANGELINE WALLACE REVOCABLE TRUST TO JOHNATHAN BITLER AND MARGARET J BITLER BY DEED DATED JANUARY 20, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #210001206.  
**OWNERS CERTIFICATE LOT 3:**  
THE EASEMENT EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 25 MARCH 2024  
SIGNATURE DATE  
JONATHAN E. BITLER  
NAME PRINTED  
[Signature] 3-25-24  
SIGNATURE DATE  
Margaret J. Bitler  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 25<sup>th</sup> DAY OF March, 2024. MY COMMISSION EXPIRES August 31, 2026.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 7623437

**CERTIFICATE OF SOURCE OF TITLE LOT 4:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IVICA PALAVRA TO IVICA PALAVRA AND SNEJZANA HUMAR BY DEED DATED APRIL 12, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202205829.  
**OWNERS CERTIFICATE LOT 4:**  
THE EASEMENT EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] 03-26-24  
SIGNATURE DATE  
IVICA PALAVRA  
NAME PRINTED  
[Signature] 03-26-24  
SIGNATURE DATE  
Snejzana Humar  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 26<sup>th</sup> DAY OF March, 2024. MY COMMISSION EXPIRES August 31, 2026.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 7623437

**CERTIFICATE OF APPROVAL**  
THIS EASEMENT EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
05-23-24 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
05-23-2024 DATE VIRGINIA DEPARTMENT OF HEALTH  
05/30/2024 DATE  
[Signature]  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**CERTIFICATE OF SOURCE OF TITLE LOT 5:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HEBER R DESOUZA AND NATALIE J DESOUZA TO HEBER R DESOUZA BY DEED DATED DECEMBER 7, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202217039.  
**OWNERS CERTIFICATE LOT 5:**  
THE EASEMENT EXTINGUISHMENT AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

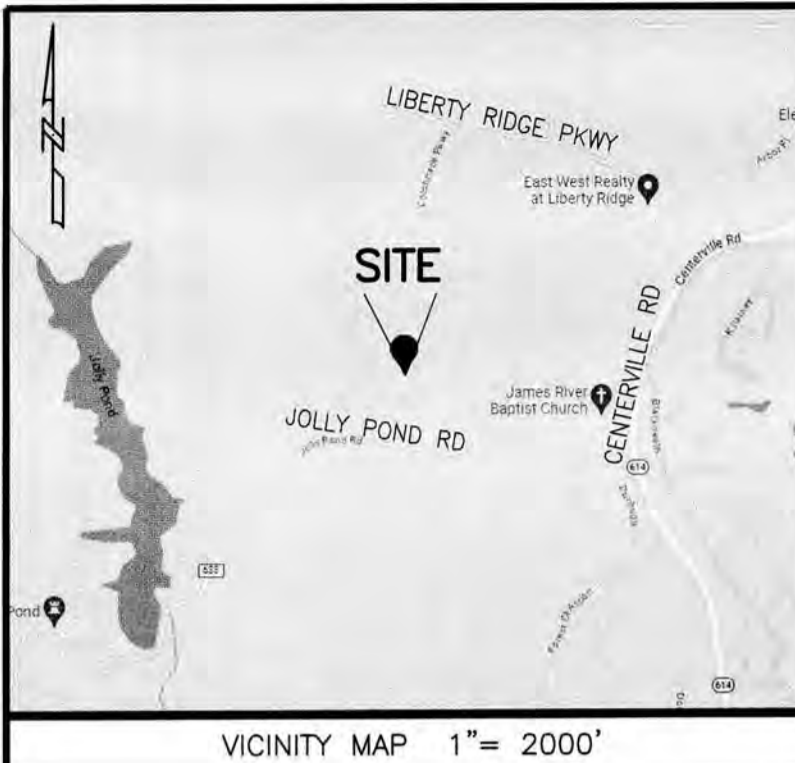
[Signature] 03/26/24  
SIGNATURE DATE  
HEBER R. DESOUZA  
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**  
STATE OF VIRGINIA  
CITY/COUNTY OF James City, I, Linda F. Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 26<sup>th</sup> DAY OF March, 2024. MY COMMISSION EXPIRES August 31, 2026.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 7623437

2 Large/Small Plat(s) Recorded  
herewith as # 202409634  
**STATE OF VIRGINIA, JAMES CITY COUNTY**  
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 16 DAY OF July, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:21 AM  
INSTRUMENT # 202409634  
TESTE ELIZABETH E. O'CONNOR, CLERK [Signature]



202409634

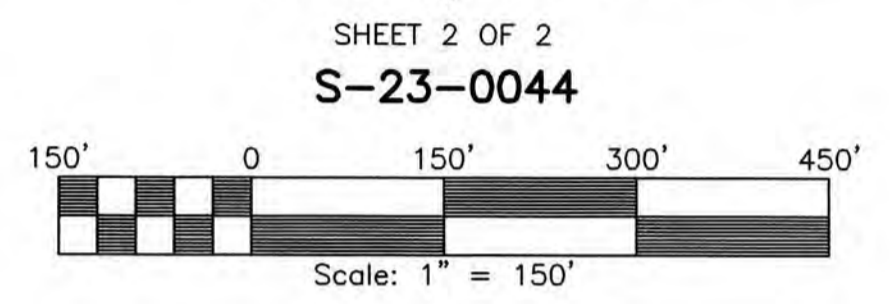


Ⓐ 25' INGRESS EGRESS EASEMENT TO BE VACATED

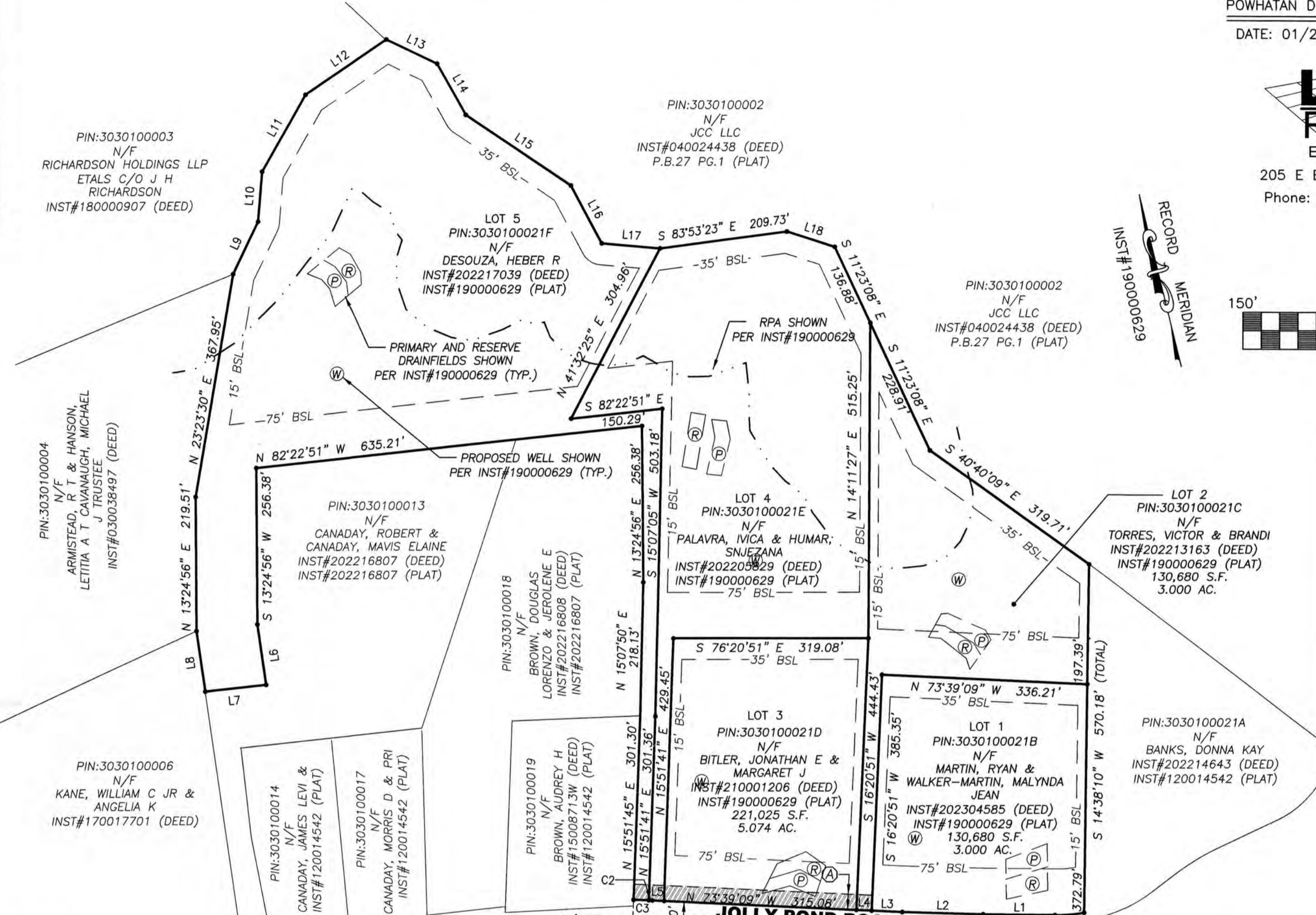
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.93'	247.13'	11°06'40"	S 81°11'03" E	47.85'
C2	5.93'	1442.19'	0°14'08"	S 73°18'14" E	5.93'
C3	25.00'	1442.19'	0°59'36"	N 74°23'38" W	25.00'
C4	29.24'	1392.12'	1°12'13"	N 74°30'13" W	29.24'

EASEMENT EXTINGUISHMENT PLAT OF  
**MINOR SUBDIVISION OF**  
**3150 JOLLY POND ROAD**  
 (AS SHOWN ON INST. #190000629)  
 BEING 3120, 3140, 3148, 3154, 3164, 3148 JOLLY POND RD  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 01/29/2024 SCALE: 1"=150' JOB # 23-328

**LandTech Resources, Inc.**  
 Engineering & Surveying Consultants  
 205 E Bulifants Blvd, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com



LINE	BEARING	DISTANCE
L1	N 75°37'48" W	117.46'
L2	S 74°41'28" E	132.33'
L3	S 73°39'09" E	50.22'
L4	S 73°39'09" E	25.00'
L5	S 73°39'09" E	19.05'
L6	N 05°30'15" E	100.07'
L7	S 82°22'51" E	100.07'
L8	N 05°30'15" E	100.07'
L9	S 39°17'10" W	94.91'
L10	S 18°22'06" W	81.70'
L11	S 43°23'55" W	143.49'
L12	N 69°38'13" E	159.49'
L13	N 50°55'15" W	92.15'
L14	N 15°47'20" W	95.28'
L15	N 42°24'05" W	207.13'
L16	S 14°25'57" E	106.88'
L17	N 71°22'53" W	95.95'
L18	N 58°31'11" W	82.20'

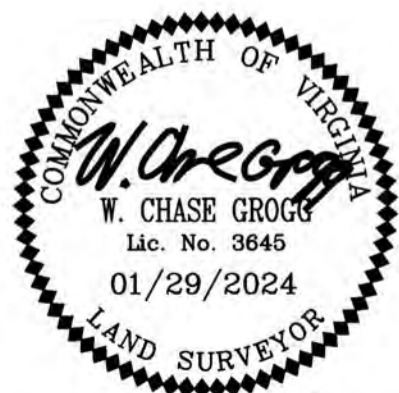


**AOSE SUBDIVISION APPROVAL STATEMENT**

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: GREG T. MONNETT, PhD, LICENSE NO. 1940001193, PHONE NO. 804-796-3911. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. THIS SUBDIVISION APPROVAL IS ISSUED UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PROPERTY IS SERVED BY PRIVATE ON SITE WATER AND SEWER SYSTEMS.
5. PARCEL LIES IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0116D, DATED 12/16/2015.
6. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA. RPA SHOWN PREVIOUSLY RECORDED PLAT. (INST. #190000629)
7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
10. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
11. ALL ROADS SHALL BE PRIVATE RIGHTS-OF-WAY AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
12. 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.
13. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
14. THE SUBDIVISION EXCEPTION REQUEST FROM THE SHARED DRIVEWAY ACCESS REQUIREMENT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE 04/19/23 AND APPROVED BY THE PLANNING COMMISSION 05/03/23. (REFERENCE C-23-0013)



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 July 10, 2024  
 at 10:21 AM PM, PG \_\_\_\_\_  
 Document # 202409634  
 ELIZABETH E. O'CONNOR, CLERK  
 Elizabeth E. O'Connor, Clerk

Large/Small Plat(s) Recorded  
 herewith as # 202409634