

202412249

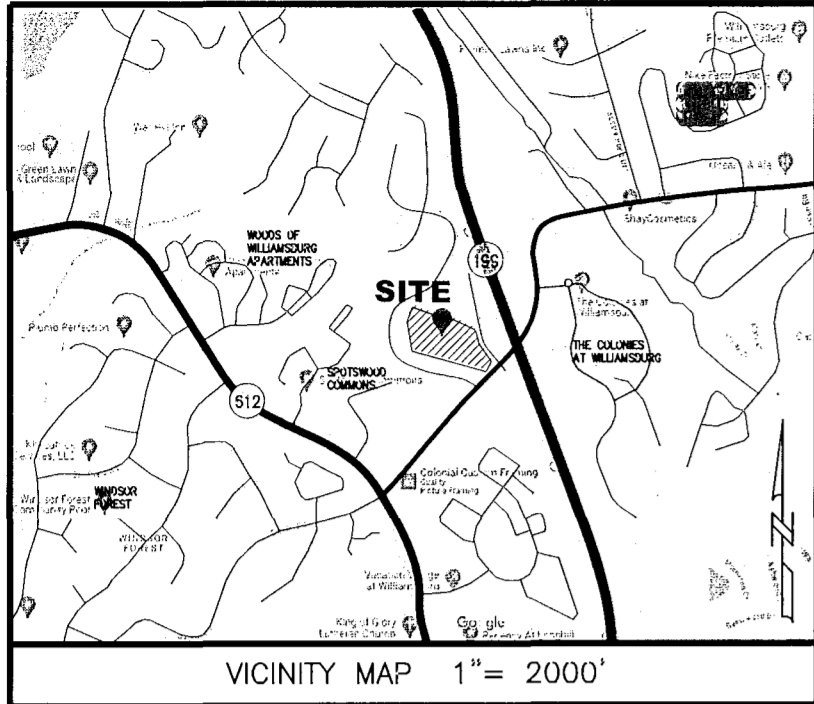
**PROPERTY INFORMATION**

PARCEL ID# 3240100004B  
OWNER: KIMBERLY BUILDERS, INC.  
INST. #202200003  
ADDRESS:  
5327 OLDE TOWNE ROAD  
WILLIAMSBURG, VA 23188  
ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)

**BUILDING SETBACKS**

FRONT YARD: 25'  
SIDE YARD: 10'  
REAR YARD: 35'

REF: PB.50, PG. 0027  
DB.451, PG. 130  
DB.0728 PG. 0023



**MINOR SUBDIVISION PLAT**  
OF  
**RIDGEWOOD ESTATES**  
**PHASE 1**

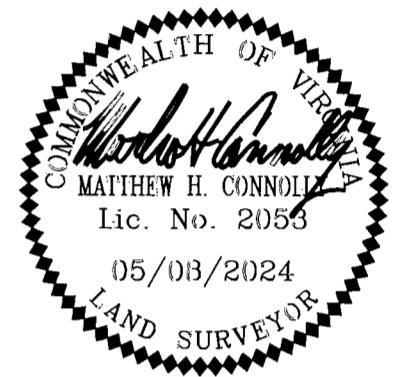
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 05/8/2024 JOB # 22-256

**LandTech**  
Resources, Inc.

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

SHEET 1 OF 2

JCC-S-24-0009



**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS REFLECTED HEREON.
2. WETLANDS, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. PARCELS SHOWN ARE SERVED OR TO BE SERVED BY PRIVATE WATER AND PUBLIC SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THIS PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0117D AND 51095C0136D, FOR COMMUNITY NUMBER 510201 DATED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
7. THE AREA SHOWN DOES NOT LIE WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. ALL PRIVATE WELLS SHALL BE CLASS IIIB, PER JAMES CITY COUNTY ORDINANCE.
11. PROPERTY SETBACKS SHOWN PER JCC ZONING ORDINANCE (R2 GENERAL RESIDENTIAL)
12. NEITHER VDOT NOR JAMES CITY COUNTY ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION PONDS OR THEIR STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNED ON THIS PLAT SHALL REMAIN PRIVATE.

**OWNERS CERTIFICATE: (PARCEL ID: 3240100004B)**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Kimberly M. Griffith 8-6-2024  
KIMBERLY BUILDERS INC. DATE

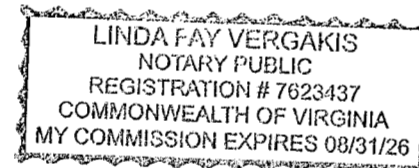
Kimberly M. Griffith PRES./TREAS.  
PRINTED NAME TITLE

**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 6th DAY OF AUGUST, 2024.  
MY COMMISSION EXPIRES AUGUST 31, 2026

Linda F. Vergakis  
NOTARY PUBLIC

REGISTRATION NO. 7623437



**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF KIMBERLY BUILDERS, INC. A VIRGINIA CORPORATION AND WAS ACQUIRED FROM ANGELA ALDRIDGE, MARISSA DANDRIDGE, BYRON LAMONT POLLARD AND NAKIA SUZETTE POLLARD BY THAT CERTAIN DEED DATED DECEMBER 22, 2021 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA ON JANUARY 3, 2022 AS INSTRUMENT NO. 202200003.

**CERTIFICATE OF APPROVAL**

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

08/13/2024  
DATE VIRGINIA DEPARTMENT OF HEALTH

08/06/2024  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

9/5/2024  
DATE Susan M. Byrnes  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**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.

5/08/2024  
DATE

Matthew H. Connolly  
MATTHEW H. CONNOLLY L.S. 2053

**AREA TABULATION**

PARCEL	AREA
PHASE 1, LOT 1	28,559 S.F./0.656 AC.
PHASE 1, LOT 2	39,356 S.F./0.903 AC.
PHASE 1, LOT 3	82,519 S.F./1.894 AC.
PHASE 1, LOT 4	44,837 S.F./1.029 AC.
PHASE 2 (RESIDUAL AREA)	137,451 S.F./3.155 AC.

2 (Large) Small Plat(s) Recorded  
herewith as # 202412249

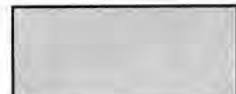


**STATE OF VIRGINIA JAMES CITY COUNTY**

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10 DAY OF September, 2024.  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 11:06 AM  
INSTRUMENT # 202412249  
TESTE ELIZABETH E. O'CONNOR, CLERK



202412249

LEGEND

-  PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT TO BENEFIT ALL PROPOSED LOTS, HEREBY DEDICATED TO THE HOA
-  STORMWATER MANAGEMENT/DRAINAGE EASEMENT, HEREBY DEDICATED TO THE HOA
-  UTILITY EASEMENT HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA)

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	97.54'	50.56'	95.83'	S86°37'00"W	37°15'28"
C2	250.00'	35.81'	17.94'	35.78'	N72°05'29"E	8°12'27"

**MINOR SUBDIVISION PLAT**  
OF  
**RIDGEWOOD ESTATES**  
**PHASE 1**

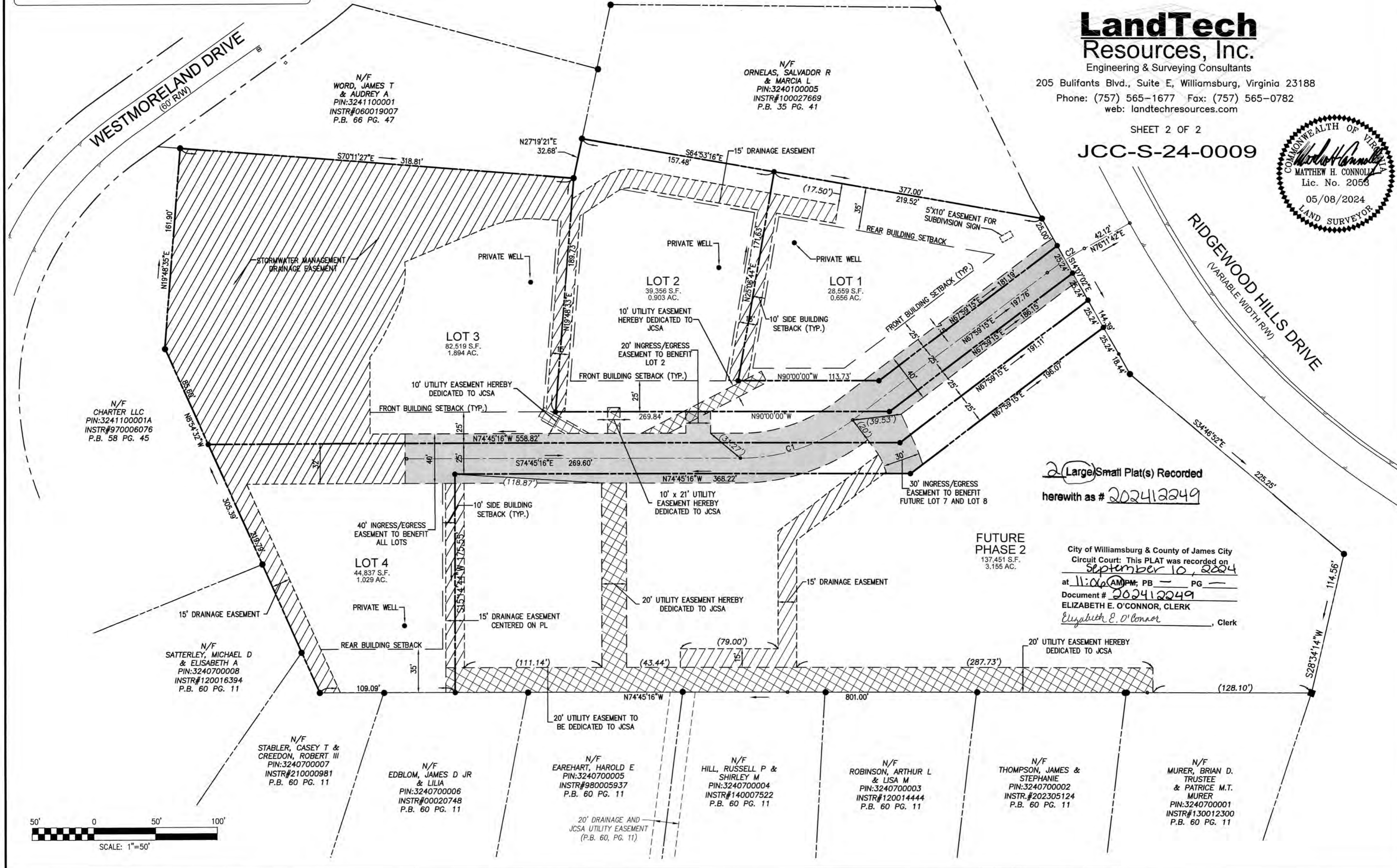
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DATE: 05/8/2024 SCALE: 1"=50' JOB # 22-256

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SHEET 2 OF 2

JCC-S-24-0009



2 Large/Small Plat(s) Recorded  
herewith as # 202412249

FUTURE PHASE 2  
137,451 S.F.  
3.155 AC.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
September 10, 2024  
at 11:00 AM/PM; PB      PG       
Document # 202412249  
ELIZABETH E. O'CONNOR, CLERK  
*Elizabeth E. O'Connor*, Clerk

