

202412678

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HIDDEN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP AND HUSSEY ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP TO CHICKAHOMINY SUMMERPLACE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED AUGUST 7, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. 060020215.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WELL LOT, SUMMERPLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

• CHICKAHOMINY SUMMERPLACE, LLC, BY ITS MANAGER, SUMMERPLACE MANAGEMENT CORPORATION

Signature of Branch P. Lawson, dated 8/7/24

BRANCH P. LAWSON, PRESIDENT

CERTIFICATE OF NOTARIZATION: CHICKAHOMINY SUMMERPLACE, LLC

STATE OF Virginia, CITY/COUNTY OF Isle of Wight

Jennifer Destasio, Notary Public in and for the City/County and State Aforesaid, do hereby certify that the above person whose name is signed to the foregoing writing has acknowledged the same before me in the City/County and State Aforesaid.

GIVEN UNDER MY HAND THIS 7 DAY OF August, 2024

MY COMMISSION EXPIRES 4-30-25

Signature of Jennifer Destasio, Notary Public

NOTARY REGISTRATION NUMBER: 367225



CERTIFICATE OF APPROVAL

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

Signature of Virginia Department of Transportation, dated 20 Aug 2024

Signature of Susan M. Stevens, Subdivision Agent of James City County, dated 09/16/2024

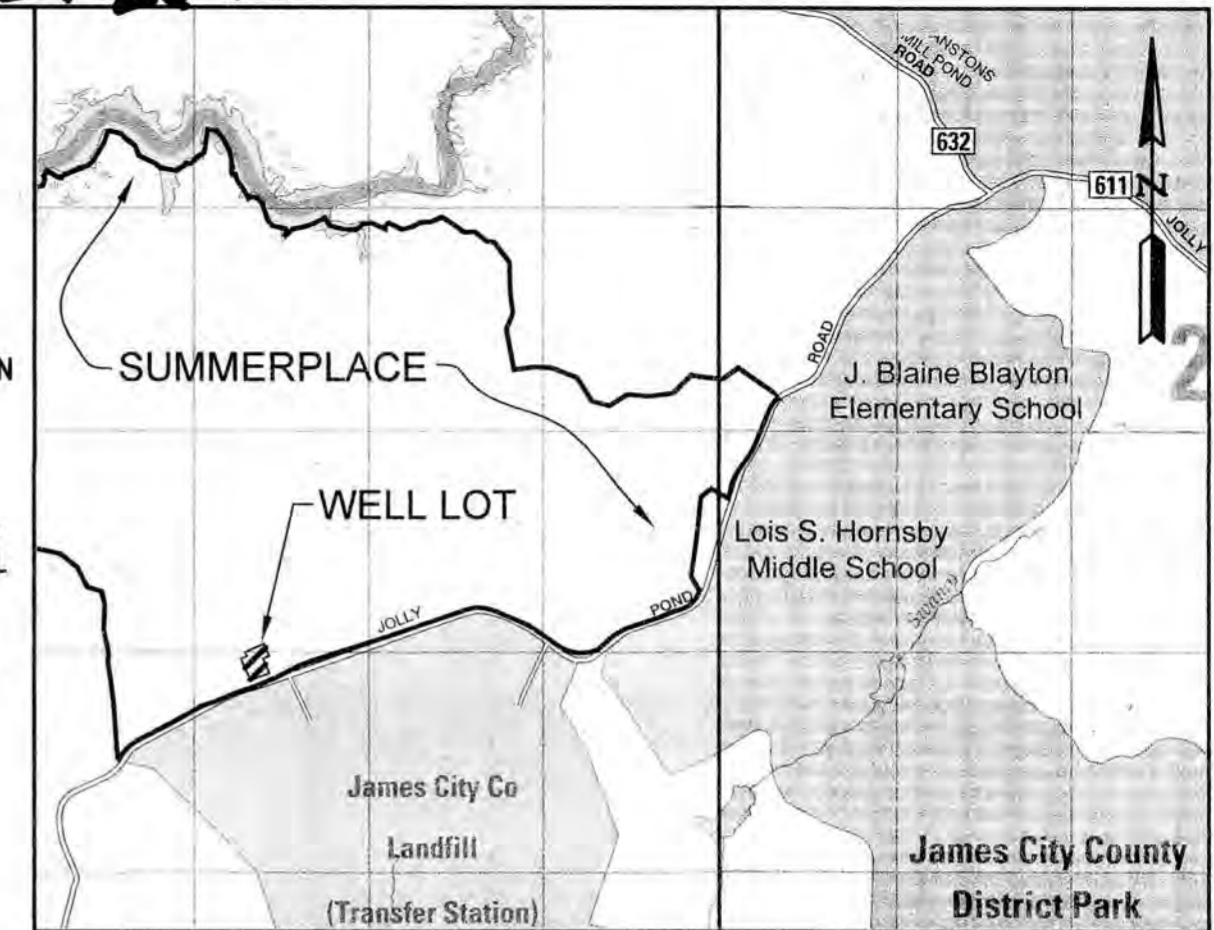
SURVEYOR'S CERTIFICATE

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.

Signature of Samuel J. Bickers, L.S. #002304, dated 6/27/24

GENERAL NOTES:

- 1. THIS SUBDIVISION IS A PORTION OF PARCEL 2920100004, IS CURRENTLY ZONED "A1" (GENERAL AGRICULTURAL), AND IS LOCATED AT 1613 JOLLY POND ROAD.
2. SETBACKS ARE AS SHOWN ON PLAT.
3. THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.E.M.A. FLOOD MAP 51095C0104D, DATED DECEMBER 16, 2015.
4. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY BY AES, PLAT IS BASED ON RECORD INFORMATION & UNRECORDED SURVEYS PROVIDED BY OWNER. THE AREA OF THE PARENT PARCEL "REMAINDER" IS BASED ON AN UNRECORDED PLAT, ENTITLED, "BOUNDARY SURVEY OF PROPERTY OF CHICKAHOMINY SUMMERPLACE, LLC", DATED FEBRUARY 15, 2009; PREPARED BY ROUSE-SIRINE ASSOCIATES, LTD..
5. WETLANDS AND RESOURCE PROTECTION AREA BUFFERS HAVE BEEN CONFIRMED BY ARMY CORPS OF ENGINEERS AND MIKE WOOLSON, JCC ENGINEERING & RESOURCE PROTECTION DIVISION. DELINEATION PROVIDED BY WILLIAMSBURG ENVIRONMENTAL GROUP.
6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
7. NEW PROPERTY MONUMENTS WILL BE INSTALLED PER SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
9. DISTURBANCE TO TOPOGRAPHY WITH SLOPES EQUAL TO OR GREATER THAN 25% IS PROHIBITED UNLESS A WAIVER HAS BEEN OBTAINED FROM JAMES CITY COUNTY. PRIOR TO ANY LOT DISTURBANCE, THE HOMEOWNER SHALL IDENTIFY AREAS OF 25%, OR GREATER SLOPES AND SHALL SECURE ALL NECESSARY APPROVALS THROUGH THE ENGINEERING & RESOURCE PROTECTION DIVISION TO DISTURB STEEP SLOPES.
10. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
11. A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED FOR THIS SURVEY.
12. OUTDOOR SIGNS ON THE LOT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
13. WELL LOT TO PROVIDE STORMWATER TREATMENT/CAPTURE EQUIVALENT TO 0.5 INCH FOR ALL IMPERVIOUS SURFACE ON LOT (INCLUDING DRIVEWAYS, PATIOS AND BUILDINGS). LOT SHALL NOT HAVE UNTREATED POINT DISCHARGES AND SHALL HAVE ALL POINT DISCHARGES DESIGNED TO ADEQUATELY DISCHARGE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. PRIOR TO OBTAINING A LAND DISTURBING PERMIT, A RAINWATER CONTROL PLAN, CERTIFIED BY A CIVIL ENGINEER IN VIRGINIA, SHALL BE SUBMITTED TO JAMES CITY COUNTY ENGINEERING & RESOURCE PROTECTION AND BUILDING SAFETY DIVISIONS, OUTLINING THE TREATMENT OF THE 0.5 INCH OF RUNOFF COMING FROM THE IMPERVIOUS SURFACES.
14. A 30-FT. LANDSCAPE BUFFER SHALL EXIST FROM THE EDGE OF THE 15' JCSA UTILITY EASEMENT IN ACCORDANCE WITH SECTIONS 24-86 THROUGH 24-106 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
15. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY 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.
16. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
17. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
18. PLEASE REFER TO JCC CASE NO. S-0014-2009 FOR APPROVED CONSTRUCTION PLANS, AND JCC CASE NO. SP-0073-2017 FOR WELL LOT SITE PLAN.



Copyright ADC The Map People permitted use number 21004223
VICINITY MAP (APPROX. SCALE 1"=2,000')

LEGEND

- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- CENTER LINE
--- TRAVERSE LINE
--- EASEMENT
--- BUILDING SETBACK LINE (B.S.L. TYP.)
--- WETLANDS LINE
--- RPA BUFFER LINE
--- STREAM
• PROPERTY CORNER
■ RIGHT-OF-WAY POINT
■ RESOURCE PROTECTION AREA
⊙ FIELD LOCATED WELL

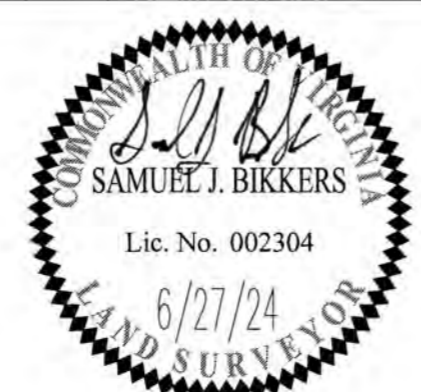
AREA TABULATION

Table with 3 columns: Description, Square Foot, Acres. Rows include: TOTAL AREA OF WELL LOT (72,512 S.F., 1.665 AC.), TOTAL AREA OF REMAINING PARCEL (39,823,183 S.F.±, 914.214 AC.±), TOTAL AREA OF SUMMERPLACE SUBDIVISION (39,895,695 S.F.±, 915.879 AC.±)

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 24th DAY OF September, 2024, THE PLAT SHOWN
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
9:21 AM / PM
INSTRUMENT # 202412678
TESTE: Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202412678

Revision table with columns: Rev., Date, Description, Revised By.



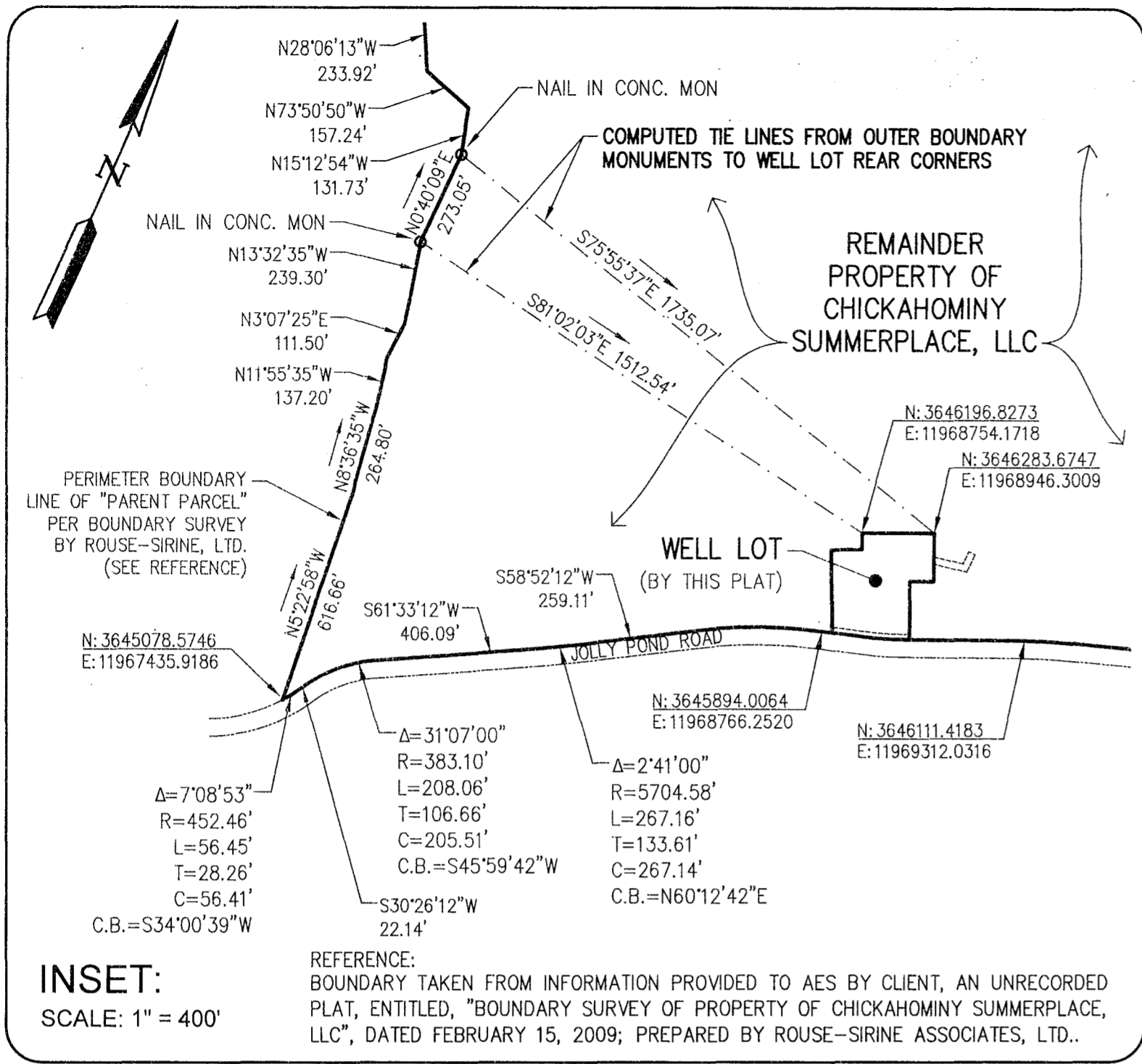
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com

PLAT EXHIBIT OF WELL LOT, SUMMERPLACE. OWNER/DEVELOPER: CHICKAHOMINY SUMMERPLACE, LLC. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA.

Project Contacts: JAG/PCJ, Project Number: W09998-00, Scale: AS NOTED, Date: 6/27/2024, Sheet Number: 1 OF 2



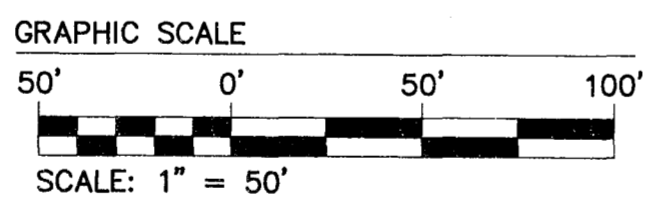
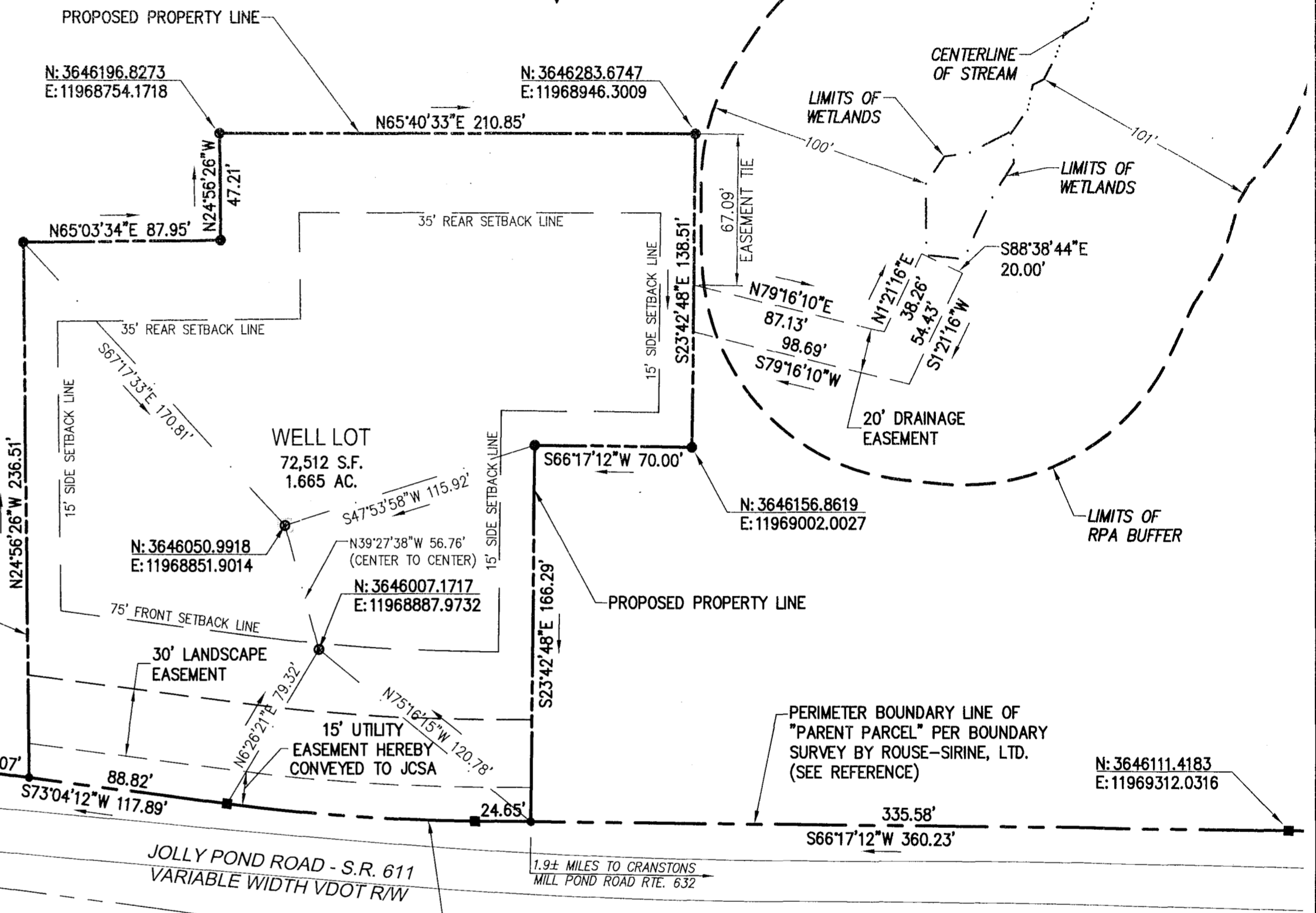
202412678



**INSET:**  
SCALE: 1" = 400'

REFERENCE:  
BOUNDARY TAKEN FROM INFORMATION PROVIDED TO AES BY CLIENT, AN UNRECORDED PLAT, ENTITLED, "BOUNDARY SURVEY OF PROPERTY OF CHICKAHOMINY SUMMERPLACE, LLC", DATED FEBRUARY 15, 2009; PREPARED BY ROUSE-SIRINE ASSOCIATES, LTD..

REMAINDER  
39,823,183 S.F.±  
914.214 AC.±  
PARCEL ID. #2920100004



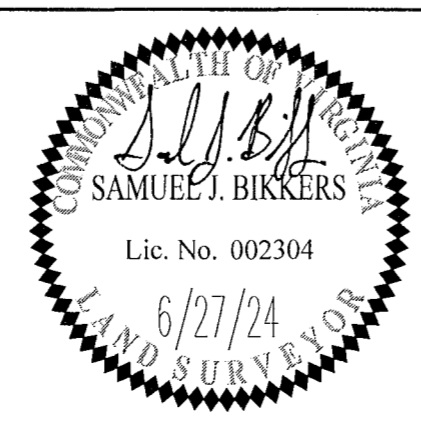
N/F  
JAMES CITY COUNTY  
PARCEL ID. #3010100004  
ZONING: PUBLIC LAND

Δ=6°47'00"  
R=929.93'  
L=110.10'  
T=55.11'  
C=110.03'  
C.B.=S69°40'42"W

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 24<sup>th</sup> DAY OF September, 2024, THE PLAT SHOWN  
HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS  
● 9:21 (AM) PM, INSTRUMENT # 202412678  
TESTE: [Signature] ELIZABETH E. O'CONNOR, CLERK  
ELIZABETH E. O'CONNOR, CLERK

REFERENCE:  
BOUNDARY TAKEN FROM INFORMATION PROVIDED TO AES BY CLIENT, AN UNRECORDED PLAT, ENTITLED, "BOUNDARY SURVEY OF PROPERTY OF CHICKAHOMINY SUMMERPLACE, LLC", DATED FEBRUARY 15, 2009; PREPARED BY ROUSE-SIRINE ASSOCIATES, LTD..

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

JCC Case No. S-18-0032  
PLAT OF EXHIBIT  
OF  
WELL LOT,  
SUMMERPLACE  
OWNER/DEVELOPER: CHICKAHOMINY SUMMERPLACE, LLC  
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG  
Project Number: W09998-00  
Scale: 1" = 50'  
Date: 6/27/2024  
Sheet Number  
**2 OF 2**