

202503947

CERTIFICATION OF SOURCE OF TITLE (4399 JOHN TYLER HIGHWAY)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED FROM FIVE FORKS, VIRGINIA, INC. A VIRGINIA CORPORATION TO FIVE FORKS 2, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 3, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050026813.

CERTIFICATION OF SOURCE OF TITLE (4365 JOHN TYLER HIGHWAY)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED FROM FIVE FORKS, VIRGINIA, INC. A VIRGINIA CORPORATION TO FIVE FORKS 3, LLC A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 3, 2005, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050026814.

OWNER'S CERTIFICATION

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR FIVE FORKS 2, LLC AND FIVE FORKS 3, LLC

ROBERT H. JOSEPHBERG, MANAGER

[Signature]
2/3/2025
DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF va Beach

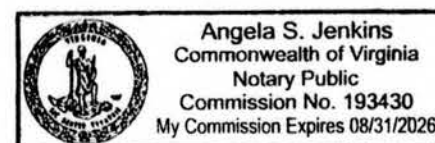
I, ANGELA S. JENKINS A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 3RD DAY OF FEBRUARY, 2025.

MY COMMISSION EXPIRES: 01/31/26

NOTARY REGISTRATION NUMBER: 193430

[Signature]
NOTARY PUBLIC SIGNATURE

**LEGEND**

- EASEMENT
- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT CENTERLINE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- EASEMENT POINT
- CONSERVATION EASEMENT POINT

GENERAL NOTES

1. THE SUBJECT PROPERTIES ARE CURRENTLY ZONED: "MU", MIXED USE DISTRICT; PROPERTY SUBJECT TO EXISTING RECORDED PROFFERS.
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. THIS PLAT IS BASED UPON A FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY NO. DC2302104, WITH A COMMITMENT DATE OF DECEMBER 22, 2023 AT 08:00 AM.
5. PARCEL ID (PIN) NO.: 4710100115; PROPERTY ADDRESS: 4399 JOHN TYLER HIGHWAY, WILLIAMSBURG, VA 23185.
PARCEL ID (PIN) NO.: 4620100014A1; PROPERTY ADDRESS: 4365 JOHN TYLER HIGHWAY, WILLIAMSBURG, VA 23185.
6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
7. THE SUBJECT PROPERTIES APPEAR TO LINE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP NO. 51095C0119D AND F.I.R.M. MAP NO. 51095C0182D, EFFECTIVE MAP REVISED DATE OF JANUARY 16, 2015. THE REFERENCED MAPS ARE THE CURRENT FLOOD ZONE MAP FOR THE SUBJECT PROPERTY.
8. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, AND CONTRIBUTIONS AS SET FORTH IN PROFFERS DATED MAY 16, 2005 AND RECORDED AUGUST 17, 2005 AS INSTRUMENT NO. 050019045; AS AFFECTED BY AMENDED PROFFERS DATED OCTOBER 21, 2023 AND RECORDED NOVEMBER 17, 2023 AS INSTRUMENT NO. 202312187.
11. THIS SITE IS SUBJECT TO THE CONDITIONS ASSOCIATED WITH SUP-22-0017 AND PROFFERS ASSOCIATED WITH Z-22-0002/MP-22-0002.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. JAMES CITY COUNTY INSPECTION STAFF SHALL BE ALLOWED TO USE PRIVATE DRAINAGE EASEMENTS FOR ACCESS TO THE BMP. JCC SRP DIVISION STAFF SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. WETLANDS AND LAND RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
14. CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
15. NON-IMPERVIOUS/OPEN SPACE AREAS SHALL REMAIN IN A NON-IMPERVIOUS STATE.
16. NEW PARCEL "A" IS CONSIDERED TO BE A LOT REMNANT PER SECTION 19-44 OF THE COUNTY CODE.

PARCEL AREA TABULATION

FORMER AREA OF TAX PARCEL ID #4620100014A	223,059 S.F.	5.121 AC.±
FORMER AREA OF TAX PARCEL ID #4710100115	129,154 S.F.	2.965 AC.±
BEGINNING TOTAL AREA	352,213 S.F.	8.086 AC.±

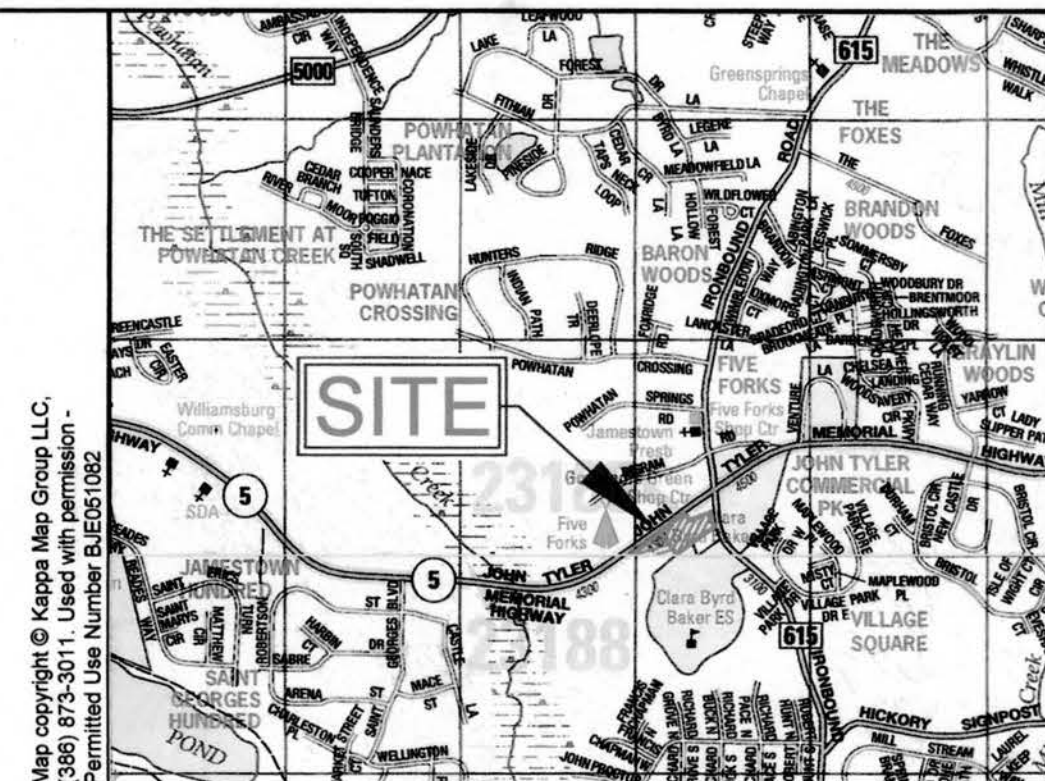
AREA OF NEW PARCEL "A"	136,692 S.F.	3.138 AC.±
AREA OF NEW PARCEL "B"	213,796 S.F.	4.908 AC.±
AREA OF RIGHT OF WAY DEDICATION	1,725 S.F.	0.040 AC.±
END TOTAL AREA	352,213 S.F.	8.086 AC.±

CONSERVATION EASEMENT AREA TABULATION

CONSERVATION EASEMENT #1	1,692 S.F.	0.039 AC.±
CONSERVATION EASEMENT #2	36,004 S.F.	0.827 AC.±
CONSERVATION EASEMENT #3	48,700 S.F.	1.095 AC.±
CONSERVATION EASEMENT #4	136,692 S.F.	3.138 AC.±
TOTAL CONSERVATION EASEMENT AREA	223,008 S.F.	5.099 AC.±

PARCEL "B" OPEN SPACE AREA TABULATION

CONSERVATION EASEMENT #1	1,692 S.F.	0.039 AC.±
CONSERVATION EASEMENT #2	36,004 S.F.	0.827 AC.±
CONSERVATION EASEMENT #3	48,700 S.F.	1.095 AC.±
NON-IMPERVIOUS/OPEN SPACE AREA #1	22,720 S.F.	0.522 AC.±
NON-IMPERVIOUS/OPEN SPACE AREA #2	26,094 S.F.	0.599 AC.±
TOTAL CONSERVATION EASEMENT AREA	135,210 S.F.	3.104 AC.±



VICINITY MAP SCALE: 1" = 2000'

SURVEYOR'S 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.

[Signature]
SAMUEL J. BIKKERS, L.S. #002304 1-29-2025
DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION 2-13-2025
DATE

CERTIFICATE OF APPROVAL

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

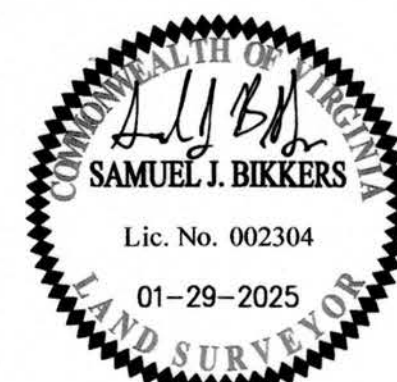
[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY 02/12/2025
DATE

4 (Large) Small Plat(s) Recorded

herewith as # 202503947

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 19 DAY OF March, 2025
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:04 PM
INSTRUMENT # 202503947
ELIZABETH E. O'CONNOR, CLERK
TESTE:
ELIZABETH O'CONNOR, CLERK

Rev.	Date	Description	Revised By
1	10/18/2024	REVISED PER COUNTY COMMENTS (SEPTEMBER 2024)	GVC



Hampton Roads | Central Virginia | Middle Peninsula

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

**PLAT OF SUBDIVISION
AND LOT LINE EXTINGUISHMENT
TSS FIVE FORKS**

LOCATED AT 4399 AND 4365 JOHN TYLER HIGHWAY
BEING THE PROPERTY OF FIVE FORKS 2 LLC

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

Project Contacts:	GVC/SJB
Project Number:	9263-09
Scale:	NONE
Date:	8/01/2024
Sheet Number	1 OF 4

202503947

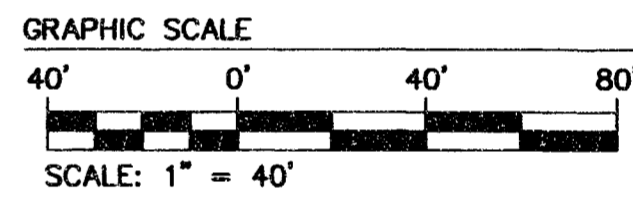
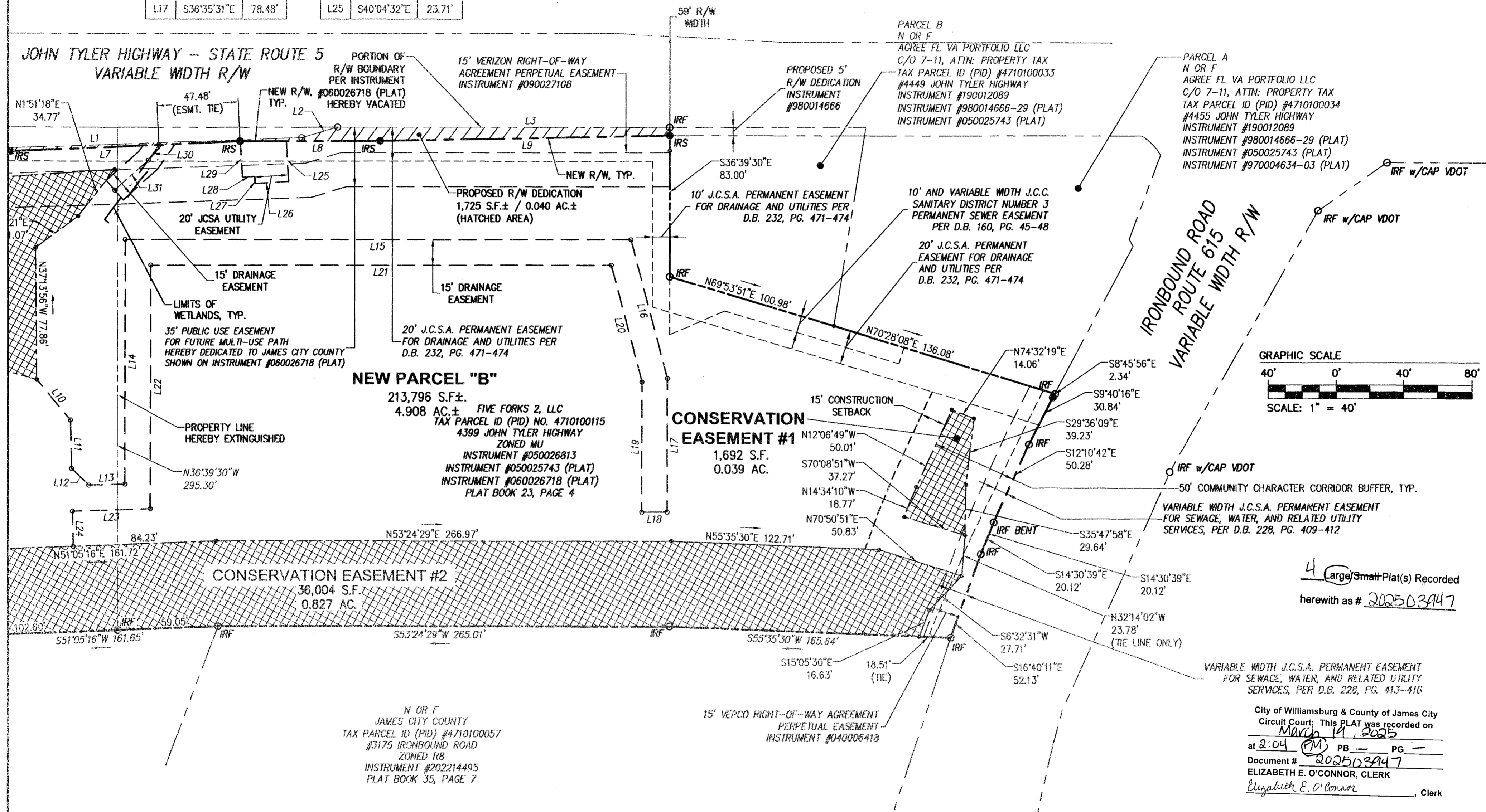
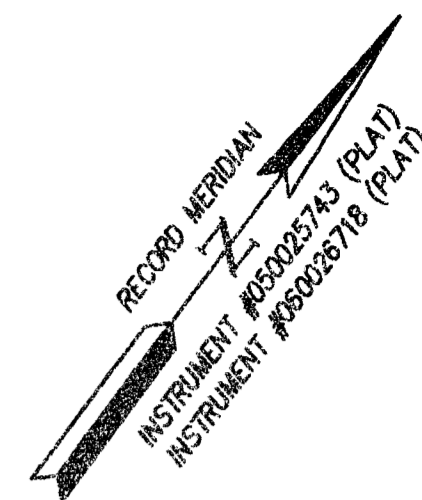
EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L10	S76°35'46"E	30.39'
L11	S37°55'47"E	28.67'
L12	S83°09'13"E	14.04'
L13	N51°37'22"E	21.31'
L14	N36°35'31"W	143.78'
L15	N53°24'29"E	296.55'
L16	S51°30'55"E	84.41'
L17	S36°35'31"E	78.48'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L18	S53°24'29"W	15.00'
L19	N36°35'31"W	76.52'
L20	N51°30'55"W	70.92'
L21	S53°24'29"W	270.03'
L22	S36°35'31"E	143.30'
L23	S51°31'52"W	45.93'
L24	S37°55'47"E	20.65'
L25	S40°04'32"E	23.71'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L26	S49°55'28"W	20.00'
L27	N40°04'32"W	4.16'
L28	S49°55'28"W	7.08'
L29	N40°04'32"W	21.11'
L30	S2°04'03"E	11.00'
L31	S11°59'22"W	26.30'

LINE TABLE R/W EXTINGUISHED		
LINE	BEARING	LENGTH
L1	N51°19'48"E	224.45'
L2	N36°51'09"E	22.06'
L3	N53°20'30"E	194.75'

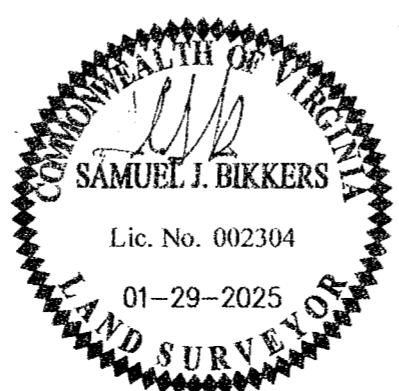
LINE TABLE NEW R/W		
LINE	BEARING	LENGTH
L4	N53°14'04"E	125.02'
L5	N51°19'48"E	62.70'
L6	N53°27'34"E	53.54'
L7	N50°49'34"E	134.54'
L8	N53°13'25"E	82.52'
L9	N52°16'14"E	169.77'



4 Large Small Plat(s) Recorded
herewith as # 202503947

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 14, 2025
at 2:04 PM PB PG
Document # 202503947
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

Rev.	Date	Description	Revised By
1	10/18/2024	REVISED PER COUNTY COMMENTS (SEPTEMBER 2024)	GVC

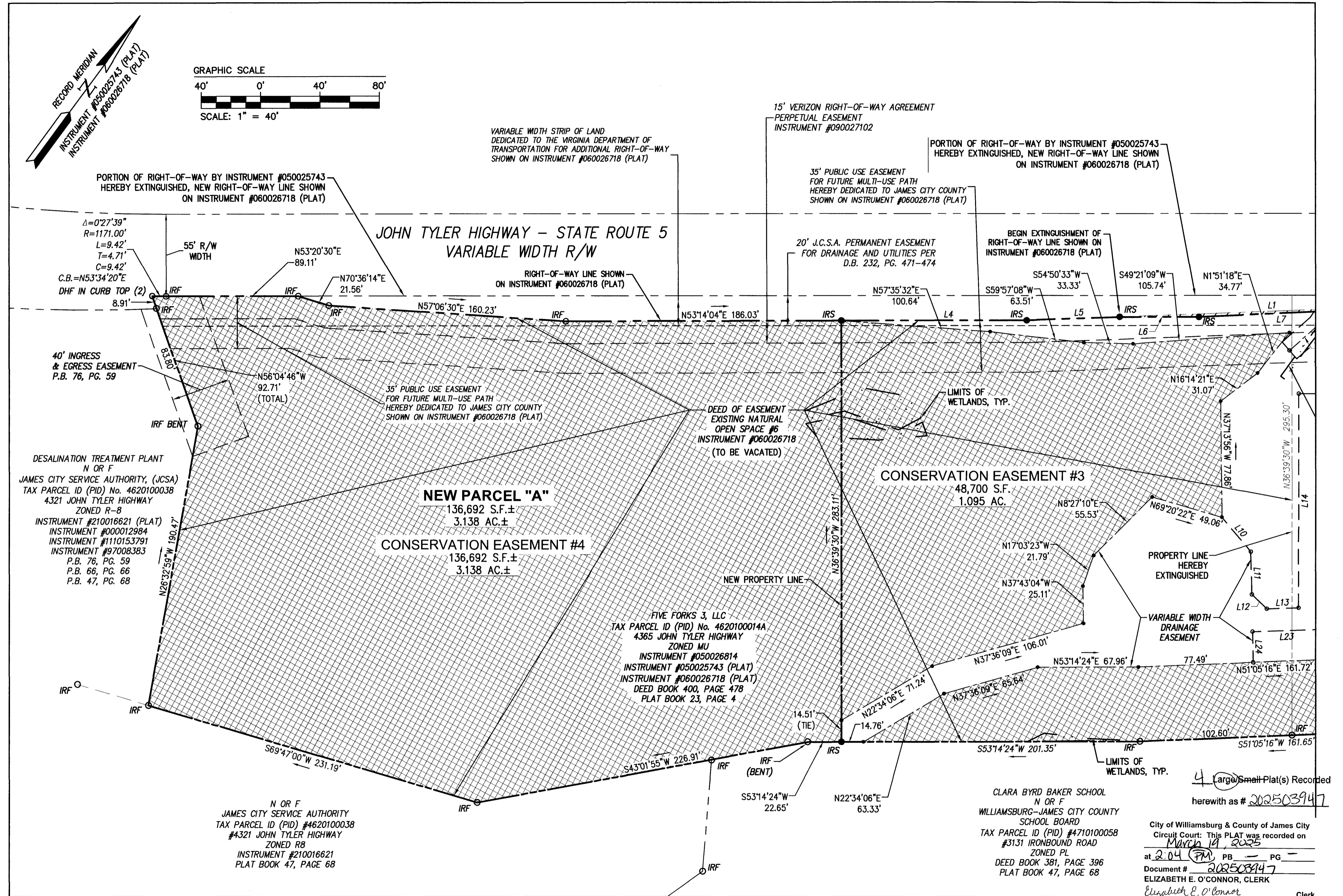


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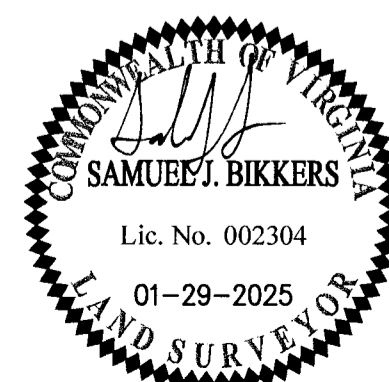
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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: GVC/SJB
Project Number: 9263-09
Scale: 1"=40'
Date: 8/01/2024
Sheet Number
2 OF 4

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1"=30'	8/01/2024
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3 OF 4	

202503947

NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW
THE NON-IMPERVIOUS/OPEN SPACE AREAS
ONLY

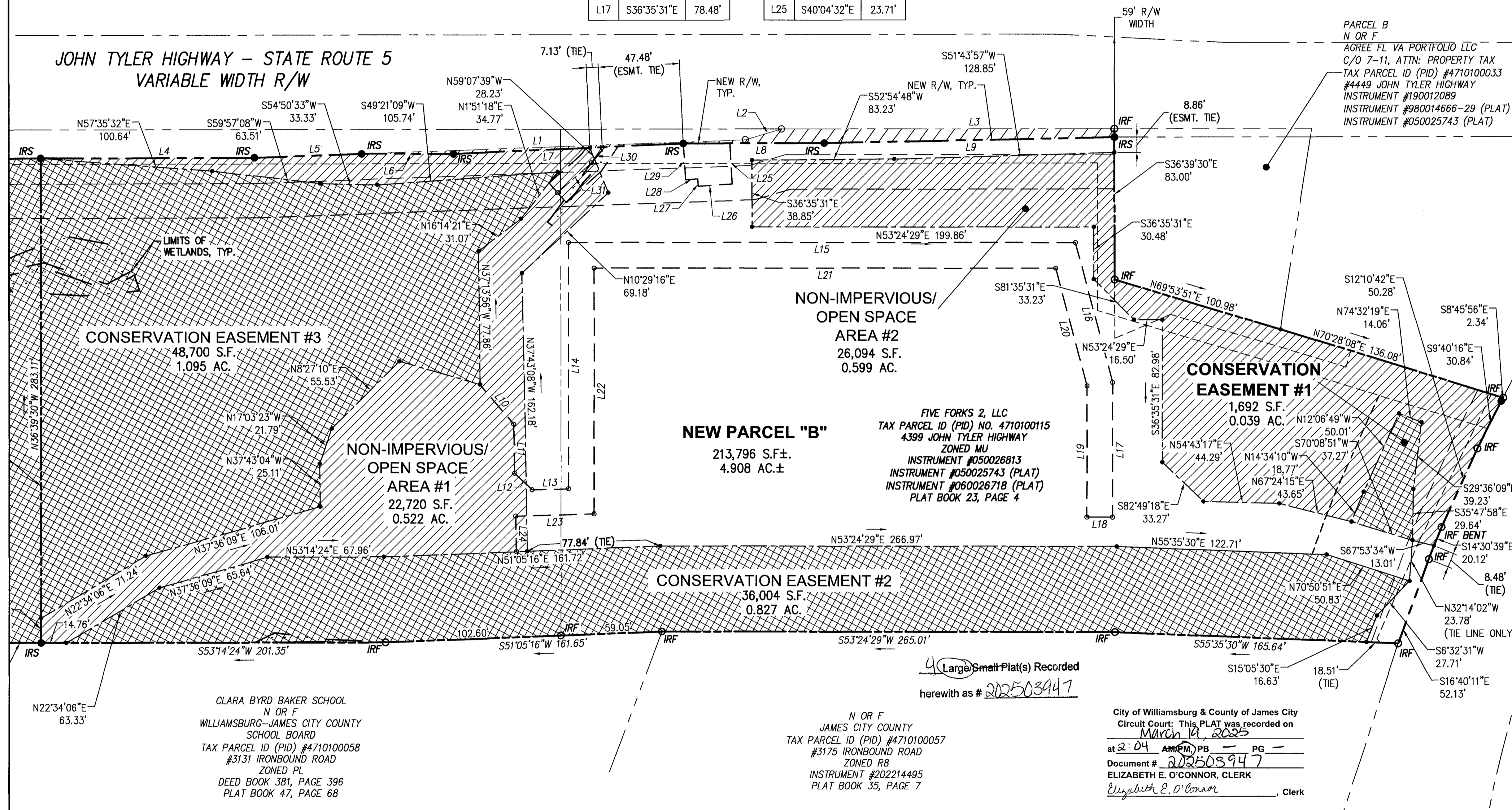
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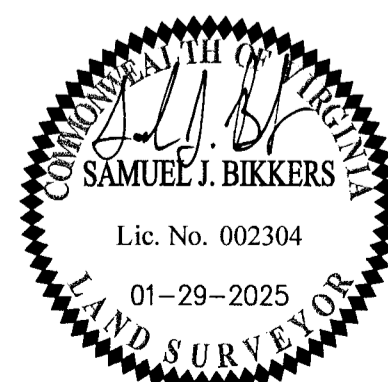
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AND LOT LINE EXTINGUISHMENT
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BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC/SJB
Project Number:	9263-09
Scale:	1"=30'
Date:	8/01/2024
Sheet Number	4 OF 4