

# CERTIFICATION OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY AMERICAN RETIREMENT CORPORATION TO WILLIAMSBURG LANDING, INC. BY DEED DATED MARCH 26, 1984 AND RECORDED MARCH 28, 1984 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DEED BOOK 246, PAGE 116.

## OWNER'S CERTIFICATION

THE EASEMENTS DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: WILLIAMSBURG LANDING, INC.

BY: M.B.K.  
SIGNATURE

04/21/2025  
DATE

MY COMMISSION EXPIRES: 05/31/2026  
NOTARY REGISTRATION NUMBER: 7765586

PRINTED NAME

Martin B Kane  
TITLE

# CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Courtney Forman Browder, 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 21st DAY OF April, 2025.

Courtney Forman Browder  
NOTARY PUBLIC SIGNATURE

COURTNEY FORMAN BROWDER  
NOTARY PUBLIC  
REGISTRATION # 7765586  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
05/31/2026

# GENERAL NOTES

1. TOTAL AREA OF JCSA EASEMENT DEDICATED = 15,110 S.F.± OR 0.347 AC.±
2. THIS PLAT IS BASED UPON RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, OTHER THAN SHOWN THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS, AND / OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
3. THE PURPOSE OF THIS PLAT IS FOR THE DEDICATION OF A JCSA EASEMENT.
4. EASEMENTS DENOTED AS "JCSA UTILITY 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.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.

# CERTIFICATE OF APPROVAL

THIS EASEMENT DEDICATION IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

FOR: THE JAMES CITY SERVICE AUTHORITY

BY: M. Douglas Powell 4/17/25  
DATE

PRINTED NAME

General Manager  
TITLE

JCC Subdivision Agent  
Approval Not Required

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°34'32"E	28.63'
L2	S31°34'32"E	285.63'
L3	S12°56'39"W	19.88'
L4	S29°18'31"W	48.03'
L5	S29°18'31"W	19.00'
L6	S60°41'29"E	20.00'
L7	N29°18'31"E	19.00'
L8	N60°41'29"W	20.00'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L9	N29°18'31"E	50.90'
L10	N12°56'39"E	7.68'
L11	S77°34'23"E	35.36'
L12	S46°22'29"E	13.46'
L13	S88°18'59"E	27.80'
L14	N1°41'08"E	29.00'
L15	N88°19'13"W	35.93'
L16	N75°32'38"W	31.21'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L17	N31°34'32"W	297.21'
L18	S57°17'53"W	20.00'
L19	S57°17'53"E	20.00'
L20	N31°34'32"W	25.61'
L21	S88°18'21"E	20.00'
L22	N1°41'39"E	257.54'
L23	N88°18'21"W	20.00'
L24	S1°41'39"W	257.54'

EASEMENT CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	1°29'28"	775.16'	20.17'	10.09'	20.17'

EXISTING JCSA WATERLINE EASEMENT  
(APPROXIMATE LOCATION PER GIS ALONG  
EXISTING WATERLINE ALIGNMENT)  
P.B. 48, PG. 3

WILLIAMSBURG LANDING, INC.  
PARCEL ID 4820100002  
D.B. 246, PG. 116  
D.B. 231, PG. 044  
ZONED: R5 AND R8  
(SEE PLAT RECORDED AS  
INSTR. #140019187)  
(SEE PLAT RECORDED AS  
INSTR. #180010621)  
(SEE PLAT RECORDED AS  
INSTR. #202402292)

10' CONTINENTAL CABLEVISION  
OF JAMES CITY COUNTY, INC. EASEMENT  
D.B. 258, PG. 469, P.B. 40, PG.9

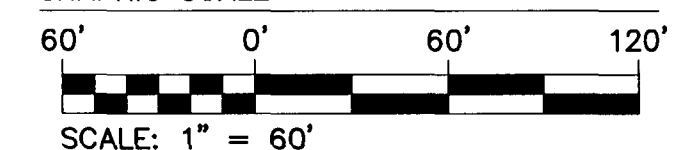
FIELD LOCATED (3-8-2018)  
NON-RPA WETLANDS  
LINE AS DELINEATED  
BY STANTECH CONSULTING  
SERVICES OCTOBER 2016

STREET ADDRESS: #5700 WILLIAMSBURG LANDING DRIVE  
TAX PARCEL ID: #4820100002

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 20 DAY OF April  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO  
THE RECORD AS THE LAW DIRECTS. @ AM/PM  
INSTRUMENT #

TESTE:  
ELIZABETH E. O'CONNOR, CLERK

GRAPHIC SCALE



GRID NORTH  
VIRGINIA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE NAD 1983

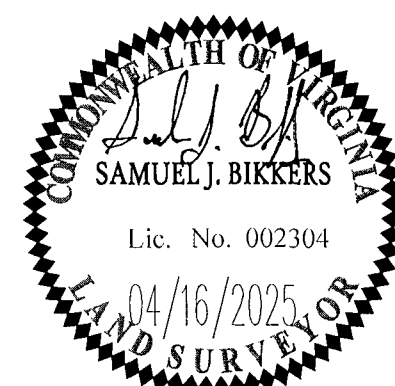
REF: JCC CASE NO. S-24-0047

PLAT SHOWING JCSA UTILITY EASEMENT  
DEDICATED BY  
WILLIAMSBURG LANDING, INC. TO  
THE JAMES CITY SERVICE AUTHORITY

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS  
Project Number: 8162-39  
Scale: 1" = 60' Date: 04/16/2025  
Sheet Number  
**1 OF 1**

Rev.	Date	Description	Revised By



**AES**  
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