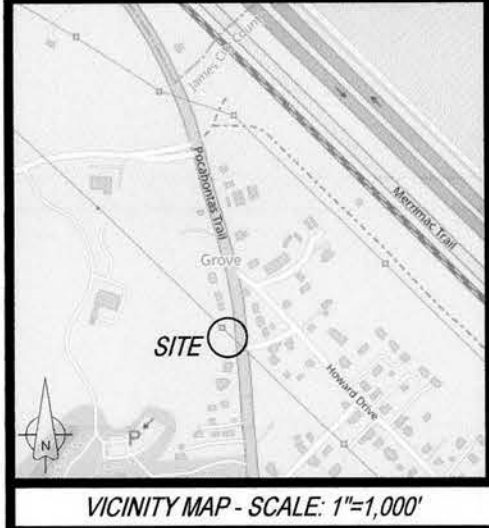


202506183



### OWNERS' CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PROPERTY OF NUMBER TWO PROPERTIES LLC, LOCATED IN JAMES CITY COUNTY, VIRGINIA, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE(S) OF THE UNDERSIGNED OWNER(S) AND TRUSTEE(S).

*[Signature]*  
NUMBER TWO PROPERTIES LLC  
*[Signature]*  
NUMBER TWO PROPERTIES LLC

### NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA

TO WIT:

I, Dawn Veit, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Randy Remillard, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18<sup>th</sup> DAY OF March, 2025

MY COMMISSION EXPIRES: 11/30/2027

Dawn Veit  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 8081498



### NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA

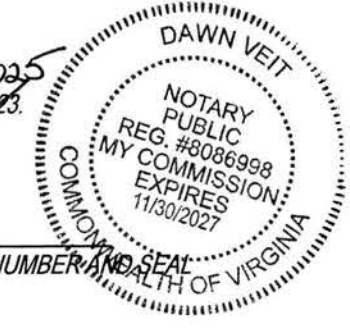
TO WIT:

I, Dawn Veit, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Randy Remillard, WHOSE NAME IS SIGNED HEREON, HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16<sup>th</sup> DAY OF April, 2025

MY COMMISSION EXPIRES: 11/30/2027

Dawn Veit  
NOTARY PUBLIC  
NOTARY REGISTRATION NUMBER: 8081498



### CERTIFICATE OF APPROVAL

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

N/A  
VA. DEPARTMENT OF TRANSPORTATION  
DATE

N/A  
VA. DEPARTMENT OF HEALTH  
DATE

Austin M. Stokes 05/01/2025  
SUBDIVISION AGENT OF JAMES CITY COUNTY  
DATE

### NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND ENCUMBRANCES MAY EXIST.
2. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREA OF MINIMAL HAZARD) AS SHOWN ON FEMA PANEL 51095C0207D, EFFECTIVE DATE 12/16/2015.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND MARKINGS. THIS FIRM DOES NOT GUARANTEE UTILITIES SHOWN CONSTITUTE ALL UTILITIES WITHIN THE PROJECT AREA.
5. ANY EXISTING UNUSED WELL(S) OR PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS AND JAMES CITY COUNTY CODE.
6. NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
7. ZONING: R2 GENERAL RESIDENTIAL.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
9. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED BY THIS FIRM ON 03/27/2023.
10. PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA.
11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGES EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. PARCELS ARE SERVICED BY NNWW WATER AND JCSA SEWER.
15. PROPERTY LIES WITHIN THE PRIMARY SERVICE AREA.
16. PARCEL 1, 8549 POCAHONTAS TRAIL TO BE ELIMINATED; PARCEL 2, 8551 POCAHONTAS TRAIL TO REMAIN.
17. OWNER:  
PARCEL 1 - 8549 POCAHONTAS TRAIL  
NUMBER TWO PROPERTIES, LLC  
LSRN: 1543 - PARCEL ID: 5230100013  
INST. #: 202215631

PARCEL 2 - 8551 POCAHONTAS TRAIL  
NUMBER TWO PROPERTIES, LLC  
LSRN: 1544 - 5230100014  
INST. #: 202215631

### CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY OVERFLOW, LLC TO NUMBER TWO PROPERTIES, LLC BY INST. # 202215631, DATED 10/25/2022 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON 12/16/2021.

### SURVEYORS CERTIFICATE

I HERBY 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

Blaise Burry  
NAME  
BLAISE BERRY, L.S.  
NAME PRINTED  
3-12-25  
DATE

S-23-0019  
BOUNDARY LINE ADJUSTMENT  
BETWEEN  
NUMBER TWO PROPERTIES LLC  
PARCEL ID: 5230100014 - LSRN: 1544  
INST. # 202215631  
INST. # 050015928 (PLAT)  
PARCEL-2  
AND  
NUMBER TWO PROPERTIES LLC  
PARCEL ID: 5230100013 - LSRN: 1543  
INST. # 202215631  
INST. # 050015928 (PLAT)  
PARCEL-1  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 01/17/2025 SCALE: 1"=20'  
PROJ. # 22-601 DRAWN BY: SNT/BB  
156 STRAWBERRY PLAINS ROAD, SUITE D  
WILLIAMSBURG, VIRGINIA 23188  
(757) 345-2866 - (757) 345-2877 (FAX)



2 Large Small Plat(s) Recorded  
herewith as # 202506183

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
5-6-2025  
at 2:49 AM/PM PB PG  
Document # 202506183  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk



202506183

LEGEND

- IRF • IRON ROD FOUND  
IPF • IRON PIPE FOUND  
IRS ○ IRON ROD SET  
□ CURB DRAIN INLET  
PP • UTILITY POLE  
— OHE — OVERHEAD UTILITY WIRES  
● POWERLINE TOWER

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 2:49 PM, PB 18, PG 3  
Document # 202506183  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 202506183

S-23-0019

BOUNDARY LINE ADJUSTMENT  
BETWEEN

NUMBER TWO PROPERTIES LLC  
PARCEL ID: 5230100014 - LSRN: 1544  
INST.# 202215631  
INST.# 050015928 (PLAT)  
PARCEL-2

AND

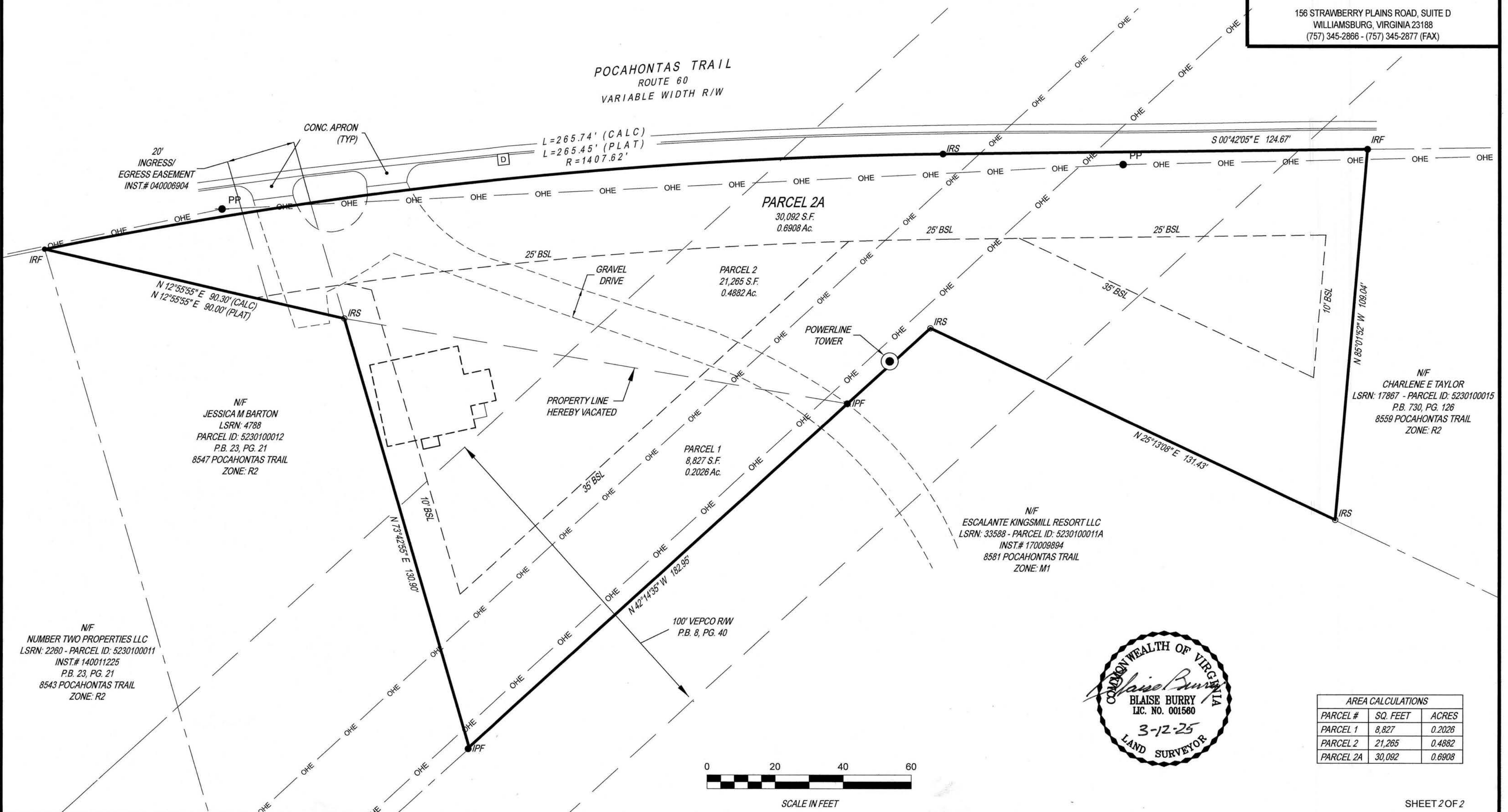
NUMBER TWO PROPERTIES LLC  
PARCEL ID: 5230100013 - LSRN: 1543  
INST.# 202215631  
INST.# 050015928 (PLAT)  
PARCEL-1

JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 01/17/2025 SCALE: 1"=20'  
PROJ. # 22-601 DRAWN BY: SNT/BB



156 STRAWBERRY PLAINS ROAD, SUITE D  
WILLIAMSBURG, VIRGINIA 23188  
(757) 345-2866 - (757) 345-2877 (FAX)

MERIDIAN OF RECORD  
INST.# 050015928-03



N/F  
NUMBER TWO PROPERTIES LLC  
LSRN: 2260 - PARCEL ID: 5230100011  
INST.# 140011225  
P.B. 23, PG. 21  
8543 POCAHONTAS TRAIL  
ZONE: R2

N/F  
JESSICA M BARTON  
LSRN: 4788  
PARCEL ID: 5230100012  
P.B. 23, PG. 21  
8547 POCAHONTAS TRAIL  
ZONE: R2

PROPERTY LINE  
HEREBY VACATED

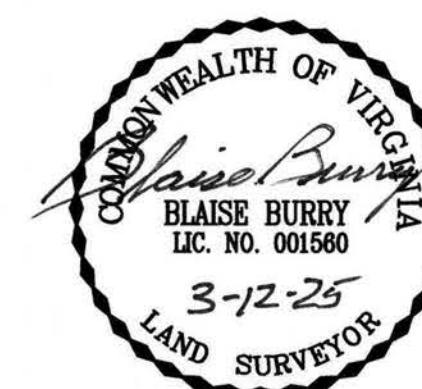
PARCEL 1  
8,827 S.F.  
0.2026 Ac.

PARCEL 2A  
30,092 S.F.  
0.6908 Ac.

PARCEL 2  
21,265 S.F.  
0.4882 Ac.

N/F  
ESCALANTE KINGSMILL RESORT LLC  
LSRN: 33588 - PARCEL ID: 5230100011A  
INST.# 170009894  
8581 POCAHONTAS TRAIL  
ZONE: M1

N/F  
CHARLENE E TAYLOR  
LSRN: 17867 - PARCEL ID: 5230100015  
P.B. 730, PG. 126  
8559 POCAHONTAS TRAIL  
ZONE: R2



AREA CALCULATIONS		
PARCEL #	SQ. FEET	ACRES
PARCEL 1	8,827	0.2026
PARCEL 2	21,265	0.4882
PARCEL 2A	30,092	0.6908

