

### Certificate Of Source Of Title

PARCEL ID 4710100058  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY RICHARD AND ARNITA GILLIAM TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED 12/15/1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 381, PAGE 396.

### Owner's Certificate

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES.

5/1/25  
DATE

  
SIGNATURE

Sarah Ortego  
NAME PRINTED

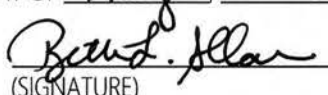
### Certificate of Notarization

COMMONWEALTH OF VIRGINIA

CITY/ COUNTY OF James City

I, Beth Allan, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF May, 2025

  
(SIGNATURE)

MY COMMISSION EXPIRES : 2/28/2029

NOTARY REGISTRATION NUMBER: 7921025



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
May 9, 2025  
at 3:29 PM PB PG  
Document # 202506447  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 202506447

### Certificate of Approval

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

DATE N/A  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE N/A  
VIRGINIA DEPARTMENT OF HEALTH

DATE 05/07/2025 Auan M. Alstenes  
AGENT OF JAMES CITY COUNTY

### Certificate Of Source Of Title

PARCEL ID 4710100057 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED \_\_\_\_\_ AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY BY INSTRUMENT NUMBER \_\_\_\_\_

### Owner's Certificate

THE CONSOLIDATION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS AND/OR TRUSTEES.

5/1/25  
DATE

  
SIGNATURE

Sarah Ortego  
NAME PRINTED

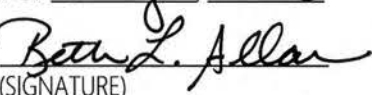
### Certificate of Notarization

COMMONWEALTH OF VIRGINIA

CITY/ COUNTY OF James City

I, Beth Allan, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF May, 2025

  
(SIGNATURE)

MY COMMISSION EXPIRES : 2/28/2029

NOTARY REGISTRATION NUMBER: 7921025



### General Notes

- THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0119D & NO. 51095C0182D DATED DEC. 16, 2015.
- PARCEL 4710100058 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 3131 IRONBOUND ROAD, ZONED PL, PUBLIC LAND. PARCEL 4710100057 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 3175 IRONBOUND ROAD, ZONED PL, PUBLIC LAND.
- THESE PROPERTIES ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- COORDINATE VALUES SHOWN BASED ON SMART NET RTK NETWORK AND OPUS SESSIONS. VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)(2011)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- THESE PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA.
- ALL NEW UTILITIES SHALL BE PLACE UNDERGROUND.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL ROADS SHALL BE PRIVATE RIGHTS-OF-WAY AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- THIS SITE DOES NOT APPEAR TO BE LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP 51095C0119D, DATED 12/16/2015.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.

### Area Summary

PARCEL ID:	OLD AREA	NEW AREA
4710100057	1,033,751 SQ. FT. / 23.7317 AC.	1,120,364 SQ. FT. / 25.7200 AC.
4710100058	86,613 SQ. FT. / 1.9883 AC.	0 SQ. FT. / 0 AC.
TOTAL	1,120,364 SQ. FT. / 25.7200 AC.	

### REFERENCES

D.B. 381, PG. 396 (DEED)  
INST. NO. 202214495 (DEED)  
P.B. 35, PAGE 7, P.B. 44, PAGE 19, P.B. 44,  
PAGE 94, P.B. 47, PAGE3 68, P.B. 58, PAGE 95,  
P.B. 62, PAGE 25, P.B. 66, PAGE 66, P.B. 76,  
PAGE 59, INST. NO. 150014823, INST. NO.  
210016621, INST. NO. 202200435, INST. NO.  
20231214005310

100 0 100 200  
SCALE IN FEET

202506447



Vicinity Map  
1"=2,000'

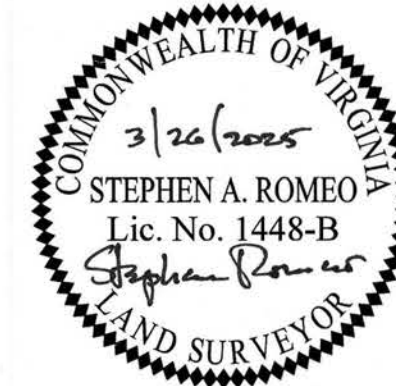
### Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 3/26/2025

SIGNATURE: Stephen Romeo

STEPHEN A. ROMEO  
NAME PRINTED:



S-24-0032

Plat Consolidating  
Williamsburg-James City County  
Parcel 4710100058 and  
Parcel 4710100057

James City County, Virginia

DATE: 3/26/2025	SHEET 1 OF 2	SCALE:
PROJECT NO: 34216.32	DRAWN BY: RJW	CHECKED BY: SAR

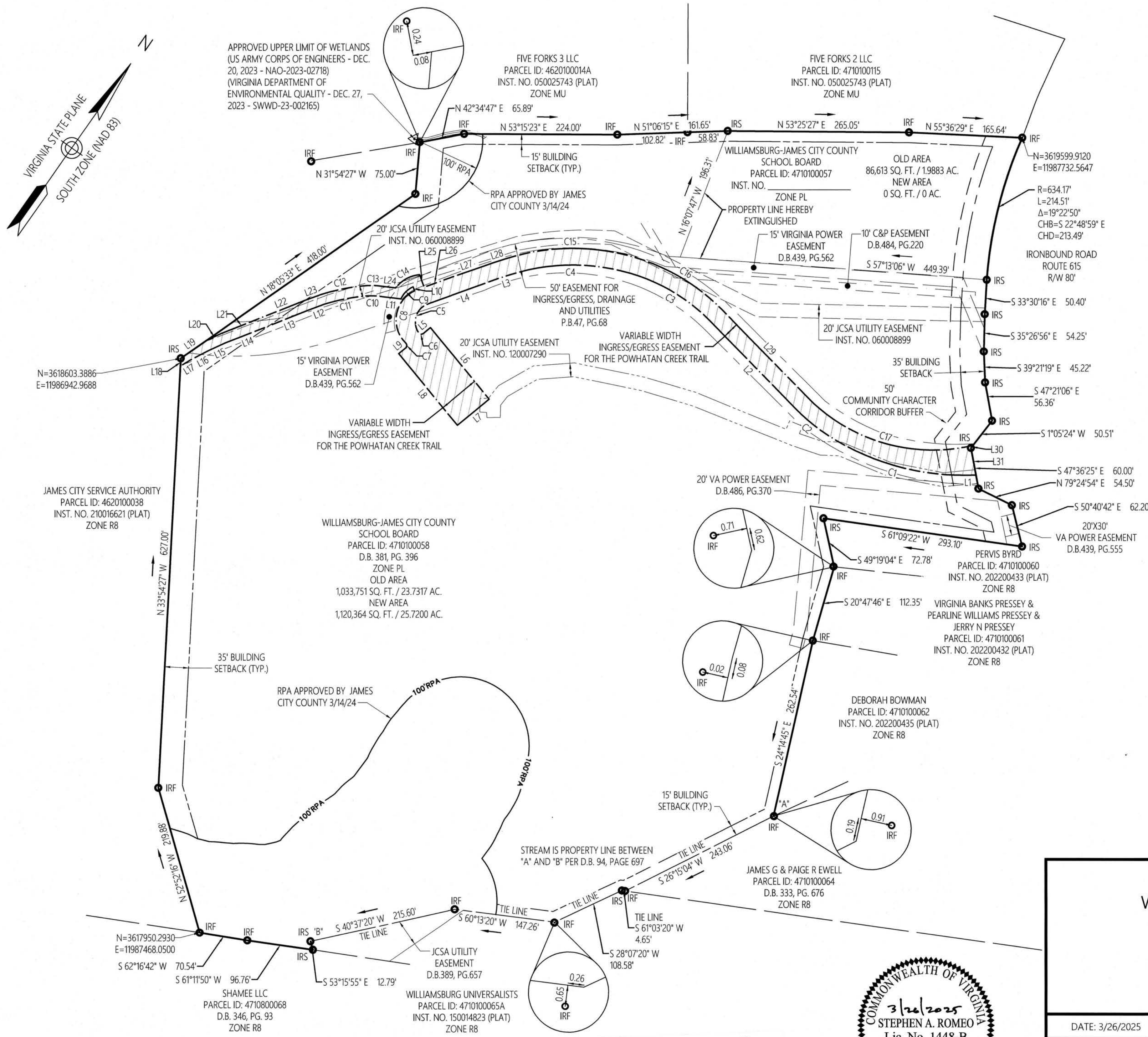


Transportation  
Land Development  
Environmental Services

351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794



202506447



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S52°18'15"W	14.80'	L17	S22°06'19"W	17.55'
L2	N81°21'38"W	177.29'	L18	N33°54'27"W	11.26'
L3	S35°18'55"W	19.00'	L19	N18°05'33"E	46.63'
L4	S33°15'09"W	109.10'	L20	N28°13'33"E	22.84'
L5	N13°42'51"E	13.22'	L21	N31°48'17"E	63.49'
L6	S76°17'09"E	135.02'	L22	N31°31'30"E	68.33'
L7	S13°42'51"W	60.00'	L23	N32°44'55"E	24.83'
L8	N76°17'09"W	135.02'	L24	N59°41'34"E	18.10'
L9	N13°42'51"E	12.84'	L25	S56°55'42"E	19.55'
L10	N56°55'42"W	6.25'	L26	N33°04'18"E	32.27'
L11	S59°41'34"W	27.97'	L27	N34°02'09"E	74.10'
L12	S32°44'55"W	24.34'	L28	N35°18'55"E	19.27'
L13	S31°31'23"W	68.12'	L29	S81°21'38"E	177.29'
L14	S31°48'31"W	63.02'	L30	S1°05'24"W	4.51'
L15	S28°13'33"W	26.80'	L31	S47°36'25"E	40.17'
L16	S25°42'41"W	29.38'			

CURVE TABLE					
NUMBER	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	362.11'	212.43'	33°36'44"	S69°06'37"W	209.40'
C2	280.27'	61.15'	12°30'07"	N87°36'41"W	61.03'
C3	271.17'	138.09'	29°10'36"	S84°03'04"W	136.60'
C4	299.76'	178.65'	34°08'52"	S52°23'21"W	176.02'
C5	27.72'	50.22'	103°48'07"	S18°38'54"E	43.63'
C6	5.00'	8.35'	95°44'10"	N61°34'57"E	7.42'
C7	5.00'	8.42'	96°27'58"	N34°31'08"W	7.46'
C8	46.70'	90.47'	110°59'54"	N27°15'10"W	76.97'
C9	35.14'	25.57'	41°41'57"	S8°20'23"W	25.01'
C10	103.64'	27.45'	15°10'43"	S54°29'33"W	27.37'
C11	300.12'	57.77'	11°01'45"	S41°23'19"W	57.68'
C12	315.12'	61.07'	11°06'16"	N41°21'04"E	60.98'
C13	118.64'	31.11'	15°01'21"	N54°24'52"E	31.02'
C14	50.14'	41.19'	47°04'09"	N24°07'03"E	40.04'
C15	323.76'	192.96'	34°08'52"	N52°23'21"E	190.11'
C16	295.17'	150.31'	29°10'36"	N84°03'04"E	148.69'
C17	256.27'	262.80'	58°45'18"	N69°15'43"E	251.43'

S-24-0032

Plat Consolidating  
Williamsburg-James City County  
Parcel 4710100058 and  
Parcel 4710100057

James City County, Virginia

DATE: 3/26/2025	SHEET 2 OF 2	SCALE: 1" = 100'
PROJECT NO: 34216.32	DRAWN BY: RJW	CHECKED BY: SAR



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