

2025016624

Certificate Of Source Of Title

PARCEL ID 2320100035
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY STEIN, JACK & ANNETTE TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED 6/5/1966 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 104, PAGE 373.

PARCEL ID 2320100035A
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY SERVICE AUTHORITY TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED SEPTEMBER 25, 2024 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 202412790.

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

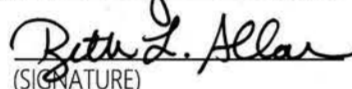
Certificate of Notarization

COMMONWEALTH OF VIRGINIA

CITY/ COUNTY OF James City

I, Beth Allar, 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 1st DAY OF May, 2025


(SIGNATURE)

MY COMMISSION EXPIRES: 2/28/2029

NOTARY REGISTRATION NUMBER: 7921025



General Notes

1. PARCEL 2320100035 WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 7311 RICHMOND ROAD, ZONED PL, PUBLIC LAND. PARCEL 2320100035A WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, 7311 A RICHMOND ROAD, ZONED PL.
2. THESE PROPERTIES APPEAR TO LIE WITHIN FLOOD ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 51095C0107D, DATED DEC. 16, 2015.
3. THESE PROPERTIES ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. COORDINATE VALUES SHOWN BASED ON SMART NET RTK NETWORK AND OPUS SESSIONS. VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)(2011)
5. 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.
6. THESE PROPERTIES DO NOT LIE WITHIN A RESOURCE PROTECTION AREA.
7. ALL NEW UTILITIES SHALL BE PLACE UNDERGROUND.
8. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. ALL ROADS SHALL BE PRIVATE RIGHTS-OF-WAY AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
10. THIS SITE DOES NOT APPEAR TO BE LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP 51095C0107D, DATED 12/16/2015.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

Area Summary

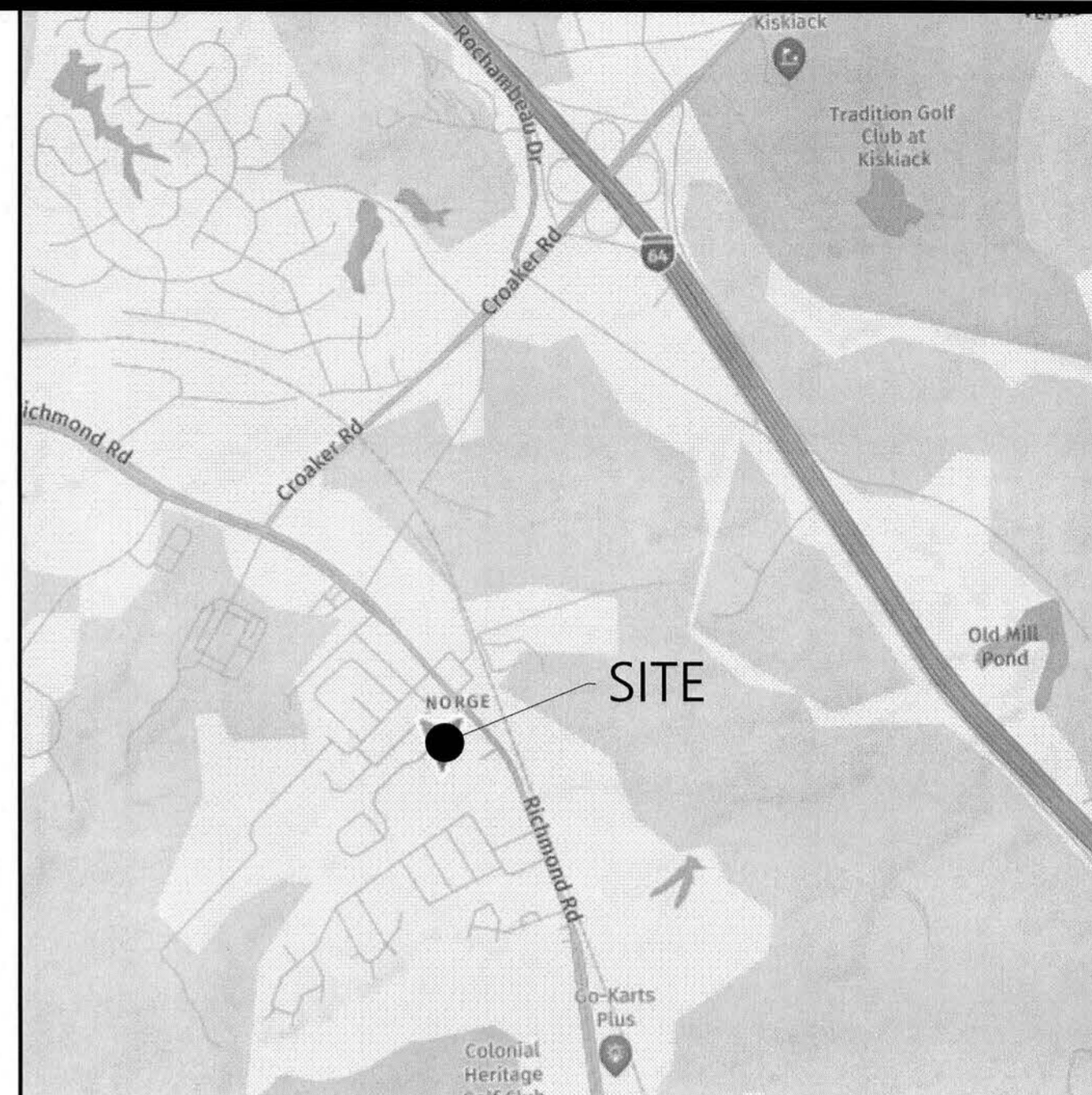
PARCEL ID:	OLD AREA	NEW AREA
2320100035	861,988 SQ. FT. / 19.7885 AC.	871,988 SQ. FT. / 20.0181 AC.
2320100035A	10,000 SQ. FT. / 0.2296 AC.	0 SQ. FT. / 0 AC.
TOTAL	871,988 SQ. FT. / 20.0181 AC.	

Certificate of Approval

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

N/A
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

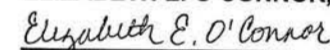
N/A
DATE VIRGINIA DEPARTMENT OF HEALTH
05/07/2025 Susan M. Webster
DATE AGENT OF JAMES CITY COUNTY



Vicinity Map

1"=2,000'

2 Large/Small Plat(s) Recorded
herewith as # 2025016624

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 14, 2025
at 2:07 AM/PM, PB PG
Document # 2025016624
ELIZABETH E. O'CONNOR, CLERK
 Clerk

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.

2-10-2025
DATE:


SIGNATURE:

STEPHEN A. ROMEO
NAME PRINTED:



S-23-0051

Plat Consolidating
Williamsburg-James City County
Parcel 2320100035 and
Parcel 2320100035A

James City County, Virginia

DATE: 2/4/2025	SHEET 1 OF 2	SCALE:
PROJECT NO: 34216.29	DRAWN BY: CRO	CHECKED BY: SAR



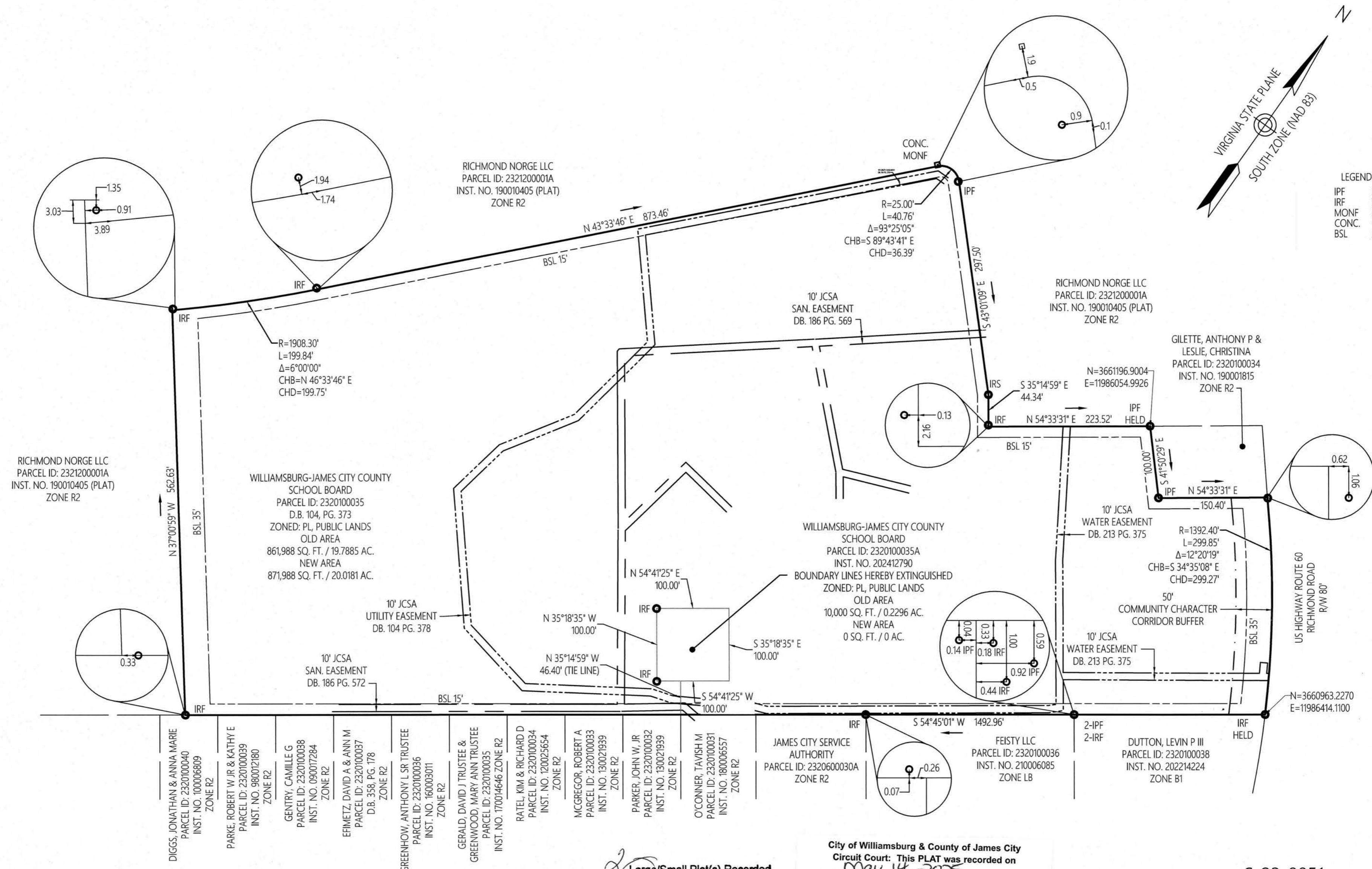
Transportation
Land Development
Environmental Services

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

REFERENCES
D.B. 104, PAGE 373 (DEED)
D.B. 306, PAGE 381 (DEED)(PLAT)
P.B. 22, PAGE 37, P.B. 23, PAGE 17
P.B. 31, PAGE 2-3, P.B. 32, PAGE 63
P.B. 35, PAGE 79, P.B. 44, PAGE 90
P.B. 70, PAGE 30, INST. NO. 190010405
INST. NO. 210011620



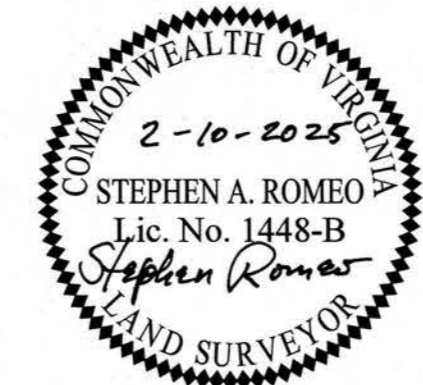
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AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE
REQUIREMENTS OF THE BOARD OF SUPERVISORS AND
ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.



S-23-0051

Plat Consolidating
Williamsburg-James City County
Parcel 2320100035 and
Parcel 2320100035A

James City County, Virginia

DATE: 1/28/2025	SHEET 2 OF 2	SCALE:
PROJECT NO: 34216.29	DRAWN BY: CRO	CHECKED BY: SAR



Transportation
Land Development
Environmental Services

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