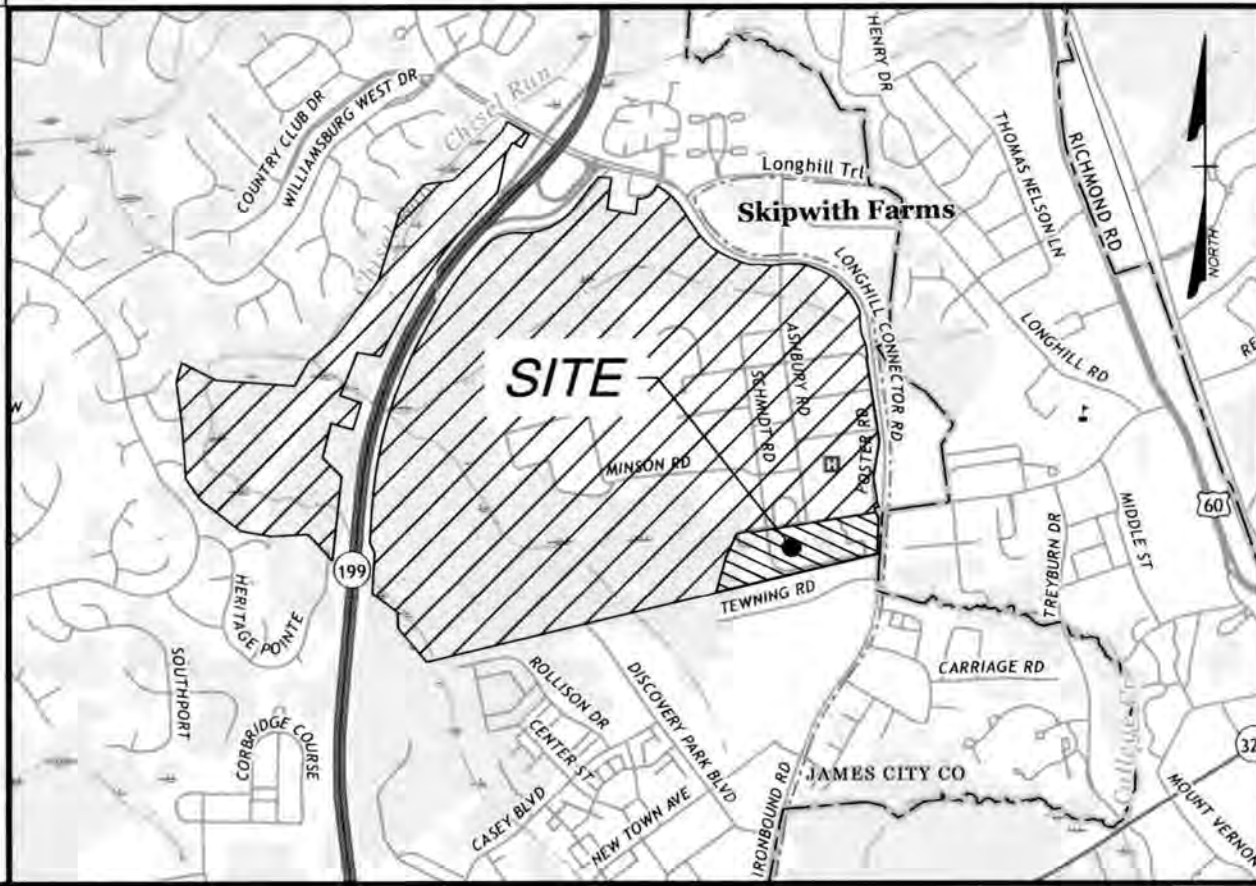


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VICINITY MAP  
SCALE: 1" = 2000'

### LEGEND

- ROD FOUND
- ⊙ PIPE FOUND
- PROPERTY MONUMENT SET, AS NOTED
- MONUMENT FOUND
- MONUMENT SET
- B.S.L. BUILDING SETBACK LINE
- PROPERTY LINE
- ▨ INGRESS & EGRESS ACCESS EASEMENT

GEODETIC CONTROL MONUMENTS				
STATION		PUBLISHED VALUES	OBSERVED VALUES	DELTA (PUBLISHED - OBSERVED)
JCC 0343 / NGS VALUE	NORTHING:	3633906.16	3633906.16	0.00
	EASTING:	11995331.70	11995331.70	0.00
	ELEVATION:	94.85	94.85	0.00
JCC 0324 / NGS VALUE	NORTHING:	3636762.96	3636763.06	-0.10
	EASTING:	11996675.98	11996676.03	-0.05
	ELEVATION:	93.66	93.71	-0.05

NOTE:

- PUBLISHED HORIZONTAL VALUES OBTAINED FROM (NGS) DATA SHEETS
- VERTICAL VALUES OBTAINED FROM CORPSCON CONVERSION OF PUBLISHED NGVD 29 VALUE TO NAVD 88 VALUE

#### CERTIFICATE OF APPROVAL

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

5/29/25  
DATE

*Louis J. Mann*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

5/29/25  
DATE

*Susan M. Blum*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

#### GENERAL NOTES:

- PROPERTY ADDRESS: 4601 IRONBOUND ROAD, WILLIAMSBURG, VA 23188  
TAX PARCEL ID NO: 3910100152  
OWNER OF RECORD: COMMONWEALTH OF VIRGINIA, DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES
- THE PROPERTY LIES IN FLOOD HAZARD ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE 'X-SHADED', AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED; AND ZONES AE, BASE FLOOD ELEVATIONS DETERMINED AND AS SHOWN ON MAP NUMBERS 51095C0136D 51095C0117D OF THE FEMA FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA; EFFECTIVE DATE: DECEMBER 16, 2015.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY TIMMONS GROUP. FIELDWORK WAS COMPLETED ON 2/22/2023.
- PROPERTY IS ZONED PL - PUBLIC LANDS
- EXISTING STREAM LOCATIONS WERE TAKEN FROM AERIAL IMAGERY AND HAVE NOT BEEN SURVEY LOCATED.
- MINIMUM BUILDING SETBACKS  
FRONT 35 FEET  
SIDE 15 FEET  
REAR 35 FEET
- PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL NEW STREET SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE PROPOSED TEMPORARY INGRESS & EGRESS EASEMENTS SHOWN HEREON SHALL BE ABANDONED UPON FUTURE DEVELOPMENT OF ROADS WHICH MEET VDOT MINIMUM STANDARDS AND ACCEPTANCE OF THESE ROADS BY VDOT INTO THE PRIMARY OR SECONDARY ROAD SYSTEM. THE PROPOSED TEMPORARY INGRESS AND EGRESS EASEMENT SHOWN HEREON ARE TO BE CONVEYED BY SEPARATELY RECORDED DEEDS OF EASEMENTS
- PROPERTY HAS DIRECT ACCESS TO IRONBOUND ROAD AND DEPUE ROAD, WHICH ARE PUBLIC RIGHTS-OF-WAY.
- PROPERTY IS NOT LOCATED WITHIN AN AGRICULTURAL AND FORESTALL DISTRICT.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE."
- THERE ARE NO NATURAL OPEN SPACE EASEMENTS CURRENTLY ON THE PROPERTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- DATUM  
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
HORIZONTAL DATUM: NAD 1983 (2011).  
VERTICAL DATUM: NAVD88 (GEOID18)  
UNITS: U.S. SURVEY FEET.  
HORIZONTAL AND VERTICAL POSITIONS WERE DETERMINED BY GPS METHODS USING THE LEICA VIRTUAL REFERENCE STATION (VRS) SERVICE. (SEE GEODETIC CONTROL MONUMENTS TABLE SHOWN BELOW)
- ON DECEMBER 4, 2024 THE COMMONWEALTH TRANSPORTATION BOARD APPROVED A RESOLUTION TO ABANDON A PORTION OF SCHMIDT ROAD, ROUTE 322 (AN INSTITUTIONAL RIGHT-OF-WAY). THAT SEGMENT OF SCHMIDT ROAD, ROUTE 322, AS SHOWN ON THIS PLAT, WHICH EXTENDS FROM IRONBOUND ROAD, STATE ROUTE 615, TO GALT LANE, HAS BEEN ABANDONED.

2 Large/Small Plat(s) Recorded  
herewith as # 202507383

#### SURVEYOR'S CERTIFICATION

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.

*Robert D. Mann*  
ROBERT D. MANN, L.S. #002509

APRIL 2, 2025  
DATE

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
June 3, 2025  
at 10:10 AM/PM, PB PG  
Document # 202507383  
ELIZABETH E. O'CONNOR, CLERK  
*Elizabeth E. O'Connor*, Clerk

#### CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COMMONWEALTH OF VIRGINIA, DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES AND WAS ACQUIRED AS FOLLOWS:

ACQUISITION NO. 1  
FROM W. A. BOZARTH AND FLORA BOZARTH BY DEED DATED DECEMBER 8, 1919 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 18, AT PAGE 346.

ACQUISITION NO. 2  
FROM RICHARD H. GILLIAM AND MARY C. GILLIAM, HIS WIFE, BY DEED DATED MARCH 22, 1943 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 34, AT PAGE 575.

ACQUISITION NO. 3  
FROM CLARENCE T. CASEY, UNMARRIED; CARLTON C. CASEY AND OLIVE DOWNING CASEY, HIS WIFE; YANCEY D. CASEY, WIDOW OF JEROME H. CASEY, DECEASED; YANCEY D. CASEY, TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF JEROME H. CASEY, DECEASED; ELIZABETH C. RIGGS AND R. L. RIGGS, HER HUSBAND, AND CARLTON J. CASEY, UNMARRIED, BY DEED DATED NOVEMBER 14, 1944 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 36, AT PAGE 377.

ACQUISITION NO. 4  
FROM MARIA MINOR MAPP AND ELLIOTT D. MAPP, HER HUSBAND, LAVINIA MINOR MATHENY AND D. E. MATHENY, HER HUSBAND, HENRY A. MINOR AND VIOLA N. MINOR HIS WIFE, RUTH L. MINOR, UNMARRIED, CHARLES M. MINOR AND ALICE MINOR, HUSBAND AND WIFE, BY DEED DATED OCTOBER 2, 1951 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 46, AT PAGE 188.

#### OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, COMMONWEALTH OF VIRGINIA, DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL SERVICES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

*James M. Glaze-Hoban*  
NAME: James M. Glaze-Hoban  
TITLE: Commissioner  
DATE: 5/29/25

#### CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Richmond

I, ANLI M. GLAZE-HOBAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 22<sup>ND</sup> DAY OF May, 2025.

MY COMMISSION EXPIRES 9/30/2027  
*James M. Glaze-Hoban*  
NOTARY PUBLIC  
REG. #7120281

NOTARY REGISTRATION NUMBER: 7120281

SUBDIVISION OF THE PROPERTY OF  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF BEHAVIORAL HEALTH  
AND DEVELOPMENTAL SERVICES  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

Jamestown District	James City County, VA
Date: 4/2/2025	Scale: AS SHOWN
Sheet 1 OF 2	J.N.: 43654.002
Drawn By: M. Little	Checked By: R. Mann
Revised:	

TIMMONS GROUP

THIS DRAWING PREPARED AT THE  
HAMPTON ROADS PENINSULA OFFICE  
800 Tech Center Parkway, Suite 103  
Hampton Roads, VA 23666  
TEL 757/785.3041 www.timmons.com

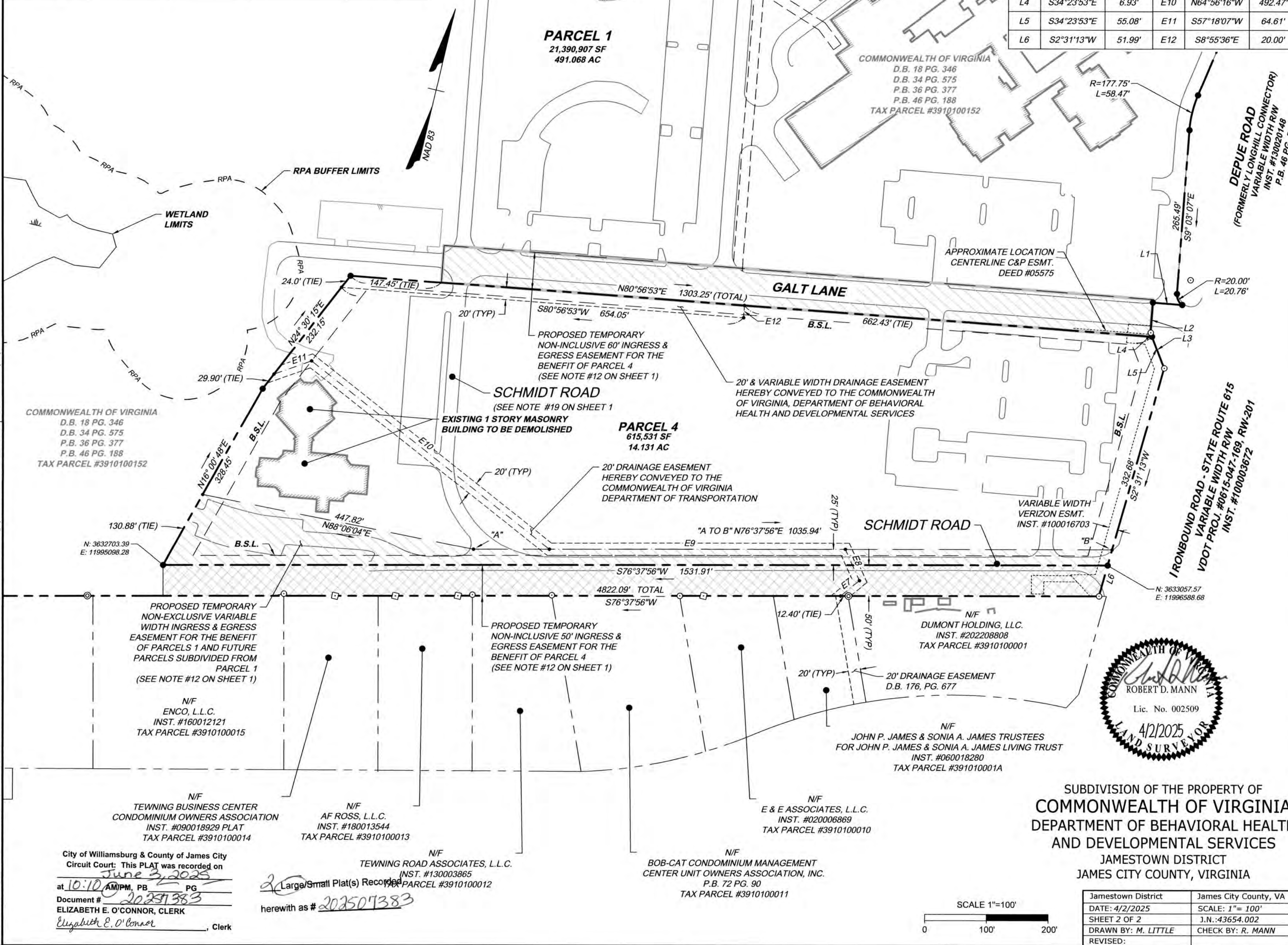
YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology



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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S81°13'34"W	47.76'	E7	N37°35'21"E	39.49'
L2	S8°47'19"E	48.90'	E8	N37°41'25"W	55.31'
L3	S34°23'53"E	62.01'	E9	S76°36'39"W	480.48'
L4	S34°23'53"E	6.93'	E10	N64°56'16"W	492.47'
L5	S34°23'53"E	55.08'	E11	S57°18'07"W	64.61'
L6	S2°31'13"W	51.99'	E12	S8°55'36"E	20.00'



<p>YOUR VISION. ACHIEVED THROUGH OURS.</p>	<p>THIS DRAWING PREPARED AT THE  <b>HAMPTON ROADS PENINSULA OFFICE</b>              800 Tech Center Parkway, Suite 103              Newport News, VA 23606              TEL 757.782.3041 <a href="http://www.trimmons.com">www.trimmons.com</a></p>
<p><b>Site Development</b></p>	<p><b>Residential</b></p>
<p><b>Infrastructure</b></p>	<p><b>Technology</b></p>

**TIMMONS GROUP** 

SUBDIVISION OF THE PROPERTY OF  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF BEHAVIORAL HEALTH  
AND DEVELOPMENTAL SERVICES  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

Jamestown District	James City County, VA
DATE: 4/2/2025	SCALE: 1"= 100'
SHEET 2 OF 2	J.N.:43654.002
DRAWN BY: M. LITTLE	CHECK BY: R. MANN
REVISED:	