

202511404

CERTIFICATION OF SOURCE OF TITLE (PARCEL ID #5230100001)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY BUSCH PROPERTIES, INC., A DELAWARE CORPORATION TO JAMES CITY COUNTY BY DEED DATED AUGUST 15, 1979 AND RECORDED FEBRUARY 15, 1980 IN DEED BOOK 201, PAGE 277 AND BY ANHEUSER-BUSCH, INC., A MISSOURI CORPORATION, BY DEED DATED APRIL 9, 1984 AND RECORDED JUNE 4, 1984 IN DEED BOOK 249, PAGE 257. ALL BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

CERTIFICATION OF SOURCE OF TITLE (PARCEL ID #5230100113)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY ESCALANTE KINGSMILL RESORT LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED JUNE 5, 2020 AND RECORDED JUNE 23, 2020 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 200009020.

OWNER'S CERTIFICATION

THE LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Scott A. Stevens
FOR THE COUNTY OF JAMES CITY, VIRGINIA
Scott A. Stevens, County Administrator 7-30-2025
PRINTED NAME TITLE DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF James City

I, Anno Eckhardt 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 30th DAY OF July, 2025.

MY COMMISSION EXPIRES: October 31, 2025

NOTARY REGISTRATION NUMBER: 7566372



Anno Eckhardt
NOTARY PUBLIC SIGNATURE

GENERAL NOTES

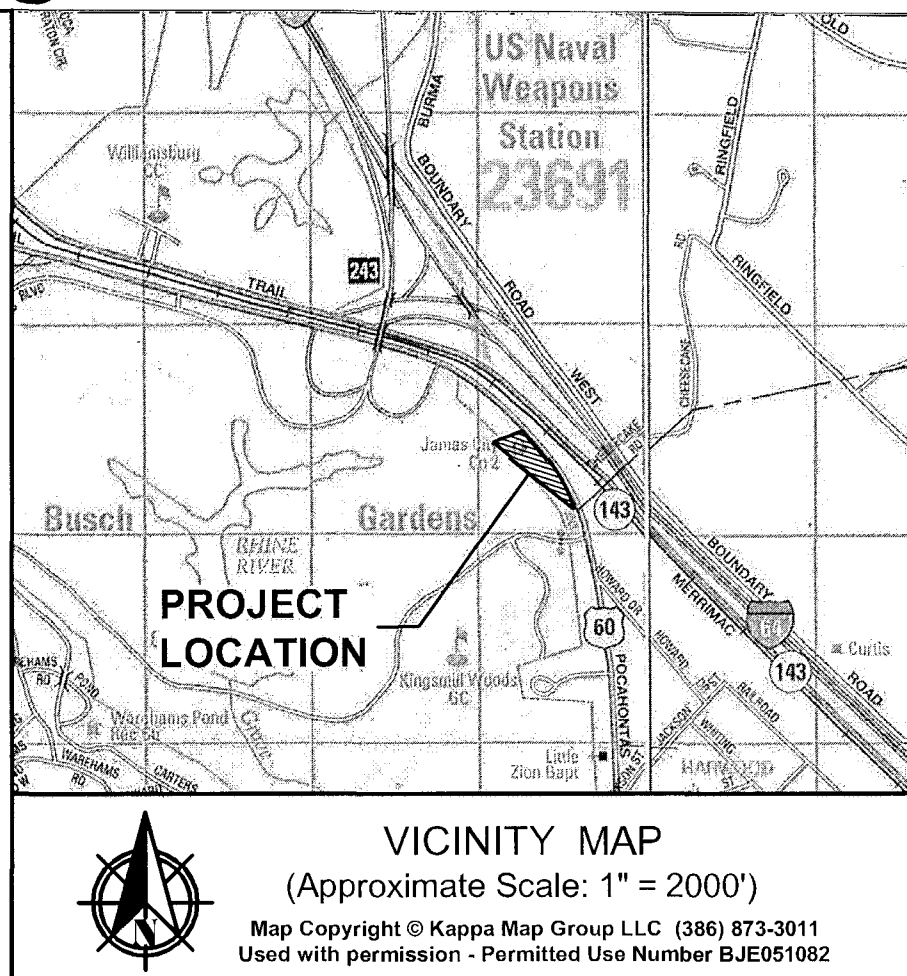
- 8429 POCAHONTAS TRAIL IS ZONED PL PUBLIC LANDS.
8451 POCAHONTAS TRAIL IS ZONED M1 LIMITED BUSINESS/INDUSTRIAL.
- ALL LOTS ARE SERVED BY PUBLIC WATER (NNWW) AND SANITARY SEWER (JCSA).
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS ALL OF TAX MAP PARCEL NO. #5230100001 AND #5230100113 BEING 8429 AND 8451 POCAHONTAS TRAIL, RESPECTIVELY.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA COMMUNITY PANEL 51095C0207D EFFECTIVE DATE: DECEMBER 16, 2015 AND FEMA COMMUNITY PANEL 51095C085D EFFECTIVE DATE: JANUARY 16, 2015
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- IMPROVEMENTS AS SHOWN HEREON ARE BASED ON FIELD SURVEY, PREVIOUS SITE PLANS AND JCC PLANIMETRIC MAPPING.
- UNLESS NOTED OTHERWISE, ALL DRAINAGE EASEMENTS ON THIS PLAT SHALL BE PRIVATE.
- THE PROPERTIES ARE SUBJECT TO SUP-24-0030 ADOPTED BY THE BOARD OF SUPERVISORS ON APRIL 8, 2025.

LEGEND

DI	DROP INLET	TELECOMMUNICATIONS BOX/PEDESTAL
ST	STREET SIGN	COMMUNICATIONS MANHOLE
FD	FIRE HYDRANT	UTILITY MARKER
WV	WATER VALVE	BOLLARD
WM	WATER METER	IRON ROD FOUND
PV	POST INDICATOR VALVE	PROPERTY CORNER
FC	FIRE DEPARTMENT CONNECTION	SITE PROPERTY LINE
EM	ELECTRIC METER	RIGHT-OF-WAY LINE
PP	POWER POLE	ADJACENT PROPERTY LINE
LP	LIGHT POLE	SETBACK LINE
SM	STORM MANHOLE	EASEMENT LINE
SSH	SANITARY SEWER MH	EDGE OF PAVEMENT
SCO	SANITARY CLEANOUT	OVERHEAD ELECTRIC
GP	GRINDER PUMP	CONCRETE
FMV	FORCE MAIN VALVE	VDOT = VIRGINIA DEPARTMENT OF TRANSPORTATION

AREA TABULATION

AREA OF TAX PARCEL ID #5230100001	118,576 S.F.	2.722 AC.±
AREA OF TAX PARCEL ID #5230100113 (FIELD SURVEY)	88,498 S.F.	2.032 AC.±
AREA OF NEW PARCEL 1	207,074 S.F.	4.754 AC.±
AREA OF TAX PARCEL ID #5230100113 (INST. NO. 200009019)	88,608 S.F.	2.034 AC.±



SURVEYOR'S CERTIFICATE

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.

S. J. Bickers 7/09/2025
SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

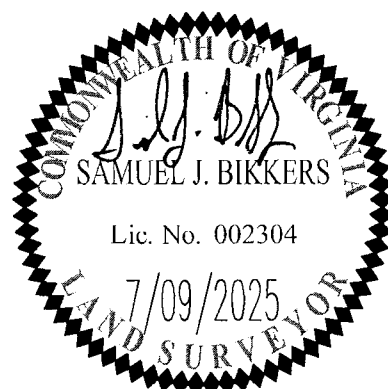
THIS LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Susan M. Stene 08/01/2025
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

3 Large/Small Plat(s) Recorded
herewith as # 202511404

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 9 DAY OF August, 2025
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:45 AM/PM
INSTRUMENT # 202511404
TESTE: C. Hammitt D.C.
ELIZABETH O'CONNOR, CLERK

Rev.	Date	Description	Revised By



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

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PLAT OF LOT LINE EXTINGUISHMENT
GROVE CONVENIENCE CENTER

JCC PARCEL ID No. 5230100001 AND
JCC PARCEL ID No. 5230100113
PREPARED FOR JAMES CITY COUNTY

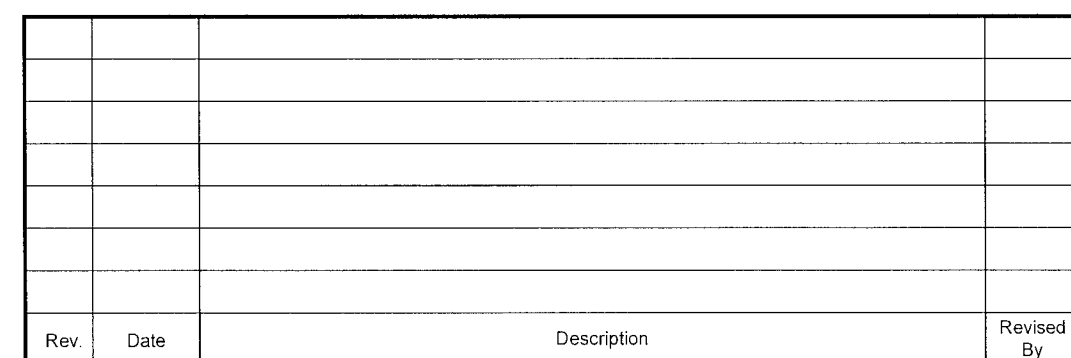
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10648-E01
Scale:	Date:
1"=30'	05/08/2025
Sheet Number	1 OF 3

GRAPHIC SCALE

30' 0' 30' 60'

SCALE: 1" = 30'



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ROBERTS DISTRICT

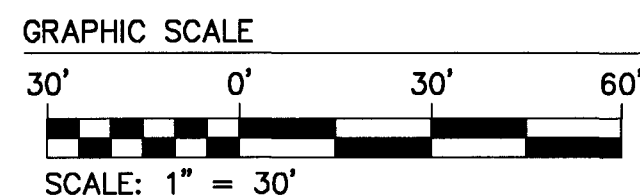
JAMES CITY COUNTY

VIRGINIA

Sheet Number

2 OF 3

The diagram illustrates the relationship between different coordinate systems and a VRS network. It features a large, light blue parallelogram representing the 'VIRGINIA STATE PLANE COORDINATES (NAD83) 2011 SOUTH ZONE'. Inside this parallelogram, there is a smaller, dark blue parallelogram representing 'KeyNetGPS, A VRS NETWORK, POWERED BY TRIMBLE'. A double-headed arrow connects the two parallelograms, indicating a bidirectional relationship or conversion between the two systems.



PARCEL ID No. 5230100111
N OR F
ESCALANTE KINGSMILL RESORT LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
INSTRUMENT No. 170009894
INSTRUMENT No. 100014986 (PLAT)
PLAT BOOK 60, PAGE 41

PROPERTY LINE BY
PLAT RECORDED IN
INSTR. No. 200009019

50' VIRGINIA NATURAL GAS,
RIGHT OF WAY AGREEMENT
CORPORATE EASEMENT
DEED BOOK 528, PAGE 841-848

PROBABLE GAS LINE; HOWEVER,
NOT FIELD LOCATED OR FIELD
VERIFIED, THIS IS A "BEST FIT"
OFFICE COMPUTED LINE USING
FIELD LOCATED THREE (3) GAS
MARKERS AND THREE (3) WNG
GAS PIN FLAGS FOUND

PROPERTY LINE PER
INSTR. No. 040007904
HEREBY EXTINGUISHED

NEW PARCEL 1
AREA= 207,074 S.F.
4.754 AC.

JAMES CITY COUNTY
PARCEL ID No. 5230100113
INSTRUMENT No. 200009020
INSTRUMENT No. 200009019 (PLAT)
INSTRUMENT No. 040007904 (PLAT)
ZONED M1 LIMITED BUSINESS/INDUSTRIAL

50' VNG EASEMENT
D.B. 528, PG. 841

IRF (VDOT R/1
WITH CAP)
IRF BENT

EMERGENCY VEHICLES
TRAFFIC SIGNAL MONOPOLE

"EAST" "60"
HWY SIGN

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 9, 2025

at 1:45 AM (PM), PB - PG -
Document # 202511404
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

PLAT OF LOT LINE EXTINGUISHMENT
GROVE CONVENIENCE CENTER

JCC PARCEL ID No. 5230100001 AND
JCC PARCEL ID No. 5230100113
PREPARED FOR JAMES CITY COUNTY

Project Contacts: SJB/JFS

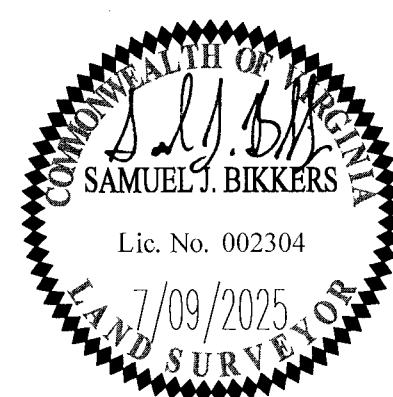
Project Number: W10048-E01

Scale: 1"=30'	Date: 05/08/2025
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Sheet Number

3 OF 3

Rev.	Date	Description	Revised By



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