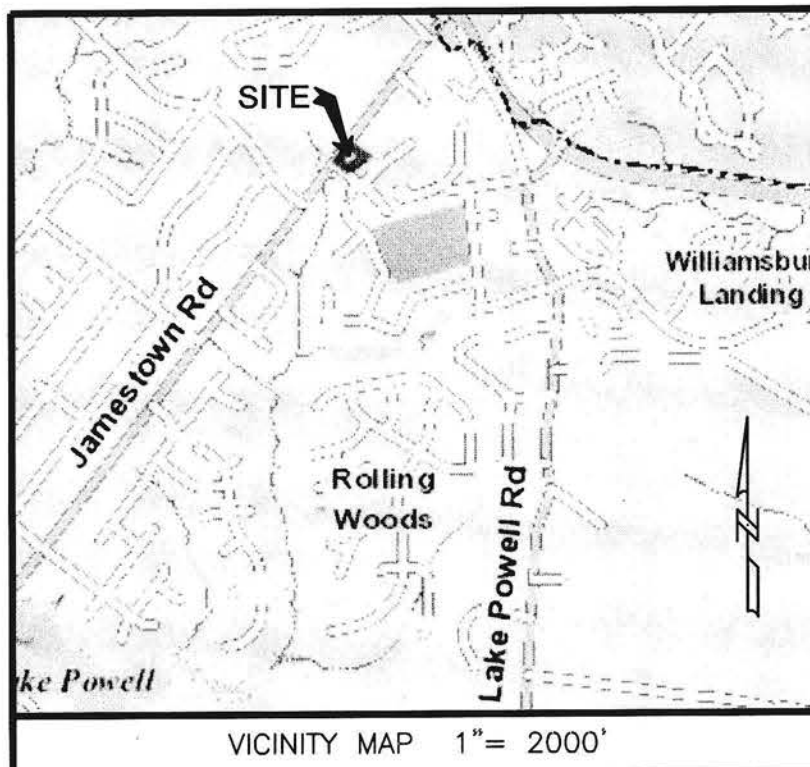


202511651

**PROPERTY INFORMATION**

PARCEL ID: 4810100012  
 OWNER: CW ENTERPRISES II, LLC  
 INST. #180008669  
 P.B. 95, PG. 416  
 ADDRESS:  
 1332 JAMESTOWN ROAD  
 WILLIAMSBURG, VIRGINIA 23185  
 ZONING DISTRICT: B1 (GENERAL BUSINESS)

PARCEL ID: 4810100013  
 OWNER: 1326 JAMESTOWN ROAD, LLC.  
 INST. #202308850  
 INST. #170011832 (PLAT)  
 ADDRESS:  
 1326 JAMESTOWN ROAD  
 WILLIAMSBURG, VIRGINIA 23185  
 ZONING DISTRICT: B1 (GENERAL BUSINESS)

**BOUNDARY LINE ADJUSTMENT**

BETWEEN  
**GPIN#4810100012 &**  
 AND  
**GPIN#4810100013**

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 06/16/2025 JOB # 23-014

**LandTech**  
**Resources, Inc.**

Engineering & Surveying Consultants

205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

SHEET 1 OF 2

**JCC-S-25-0013**

**OWNERS CERTIFICATE: (PARCEL ID: 4810100012)**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

CW ENTERPRISES II, LLC.

DATE

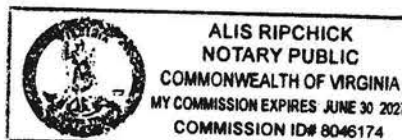
NAME PRINTED

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF York, I, Alis Ripchick, A NOTARY PUBLIC  
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY  
 THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS  
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 23 DAY OF June, 2025.  
 MY COMMISSION EXPIRES June 30, 2027.

NOTARY PUBLIC

REGISTRATION NO. 8046174

**OWNERS CERTIFICATE: (PARCEL ID: 4810100013)**

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

1326 JAMESTOWN ROAD, LLC

DATE

NAME PRINTED

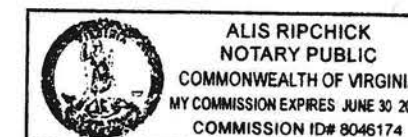
TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF York, I, Alis Ripchick, A NOTARY PUBLIC  
 IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY  
 THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS  
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
 GIVEN UNDER MY HAND THIS 30 DAY OF June, 2025.  
 MY COMMISSION EXPIRES June 30, 2027.

NOTARY PUBLIC

REGISTRATION NO. 8046174

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF 1326 JAMESTOWN ROAD, LLC. AND WAS ACQUIRED FROM: JCP1, LP BY THAT CERTAIN DEED DATED AUGUST 17, 2023 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 202308850.

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF CW ENTERPRISES II, LLC AND WAS ACQUIRED FROM: VINCENT A. CAMPANA, JR. BY THAT CERTAIN DEED DATED MAY 17, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT 180008669.

**CERTIFICATE OF APPROVAL**

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

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

**ENGINEERS OR SURVEYORS 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.

6/16/2025

DATE

MATTHEW H. CONNOLLY, C.S. 2053

**GENERAL NOTES**

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
2. WETLANDS WERE NOT INVESTIGATED AS PART OF THIS PLAT
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PER FEMA FIRM INDEX DATED DECEMBER 16, 2015, LOT LIES WITHIN ZONE "X", BEING AN AREA OF MINIMAL FLOOD HAZARD.
7. PROPERTY DOES NOT LIE WITHIN THE RPA.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

**AREA TABULATION**

PARCEL	OLD AREA	NEW AREA
GPIN#4810100013 (PARCEL 3)	39,368 SF. / 0.9038 AC.	31,314 SF. / 0.7189 AC.
GPIN#4810100012	33,378 SF. / 0.7662 AC.	41,431 SF. / 0.9511 AC.
TOTAL	72,746 SF. / 1.6700 AC.	72,746 SF. / 1.6700 AC.

2 Large Small Plat(s) Recorded  
 herewith as # 202511651

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 12 DAY OF August, 2025.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 1:30 PM  
 INSTRUMENT # 202511651

TESTE ELIZABETH E. O'CONNOR, CLERK

202511651

**BOUNDARY LINE ADJUSTMENT**

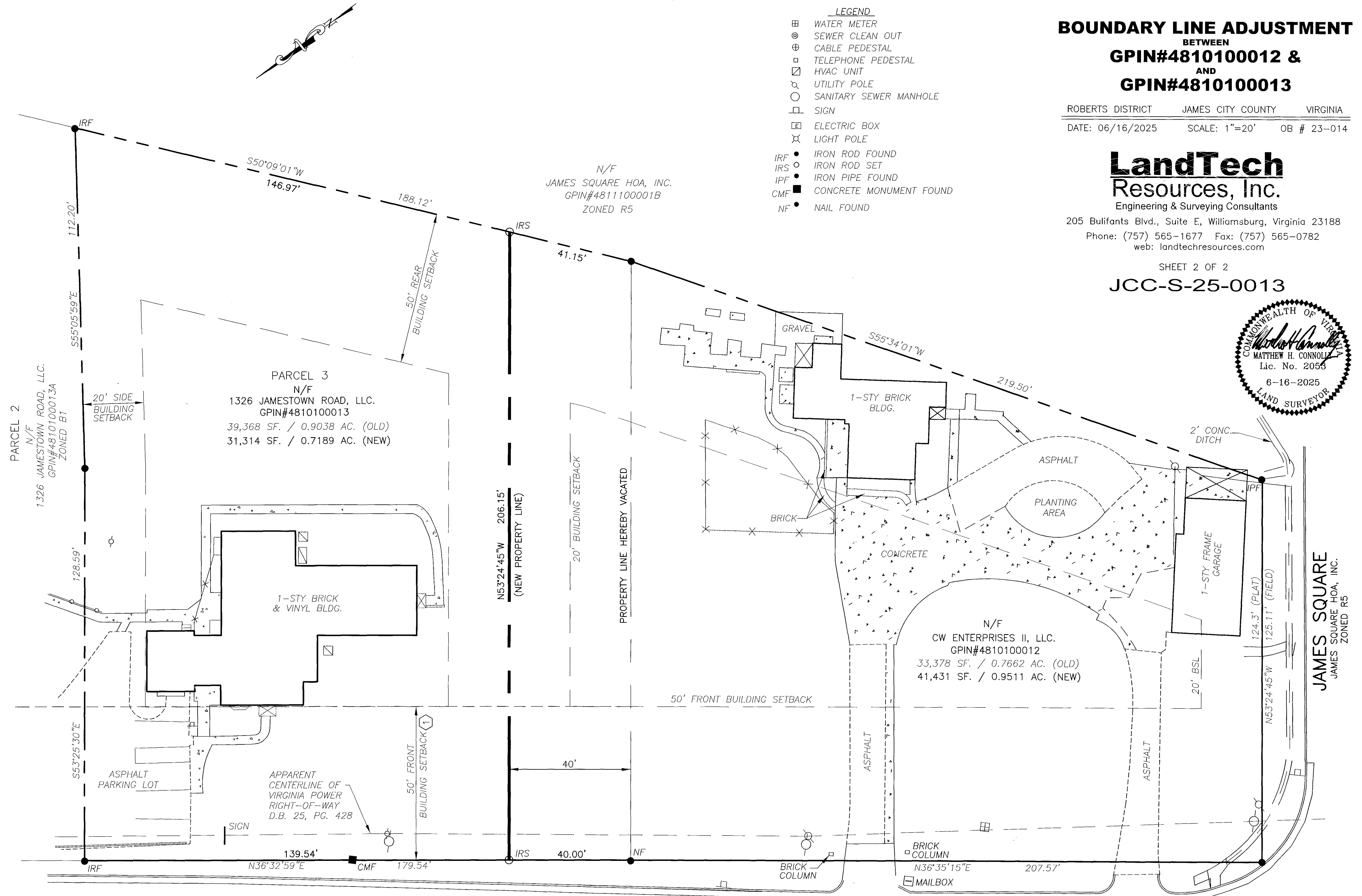
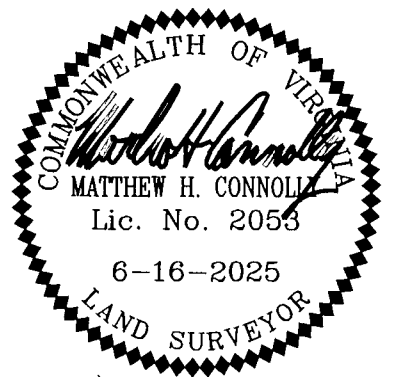
**BETWEEN**  
**GPIN#4810100012 &**  
**AND**  
**GPIN#4810100013**

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 06/16/2025 SCALE: 1"=20' OB # 23-014

**LandTech**  
**Resources, Inc.**  
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web: landtechresources.com

SHEET 2 OF 2  
**JCC-S-25-0013**



① ALSO AREA OF EXISTING INGRESS/EGRESS EASEMENT  
TO THE BENEFIT OF PARCELS 2 & 3  
INSTR#170011832

**JAMESTOWN ROAD - S.R. 31**  
VARIABLE WIDTH PUBLIC R/W

2 Large Small Plat(s) Recorded  
herewith as # 202511651

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
August 12, 2025  
at 1:20 AM PM PG --  
Document # 202511651  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

