

NOTE:
SEE SHEET 2 OF 2, FOR JCSA NOTES PERTAINING
TO THIS EASEMENT.

RECORD MERIDIAN
INSTRUMENT No. 202217236 (PLAT)

NATURAL OPEN SPACE #5
INSTRUMENT No. 202215791

411'± TO R/W LINE
OF OAKLAND DRIVE
STATE ROUTE 1636

PLAT REFERENCE:
INSTRUMENT No. 202217236

UNIT 2, BLAINE LANDING
LAND CONDOMINIUM
INSTR. No. 202217236

45.0' JCSA
UTILITY EASEMENT
(AREA= 2,885 S.F.)

LEGEND:

IRF = IRON ROD FOUND
ESMT = EASEMENT
CL = CENTERLINE
INSTR. = INSTRUMENT
No. = NUMBER
S.F. = SQUARE FEET
TYP. = TYPICAL

100' RPA
BUFFER
INSTR. No.
202217236

S31°08'27"W
46.64' (CL)
S20°05'48"W
17.48' (CL)

"BLAINE LANDING APARTMENTS"
PARCEL ID (PIN) 2310100005
N OR F
BLAINE LANDING, L.P.
INSTR. No. 202215514
INSTR. No. 202217236 (PLAT)

LIMITS OF WETLANDS
INSTR. No. 202217236

RICHMOND ROAD - VAR. WIDTH R/W
U.S. ROUTE 60

PROPERTY LINES PER
INSTR. No. 202217236

JCC Subdivision Agent
Approval Not Required
SMC



NOTE:
THIS PLAT IS INTENDED FOR EASEMENT PURPOSES ONLY.
PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD
AND OTHER AVAILABLE INFORMATION AND DOES NOT
REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE
MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD
OTHER THAN SHOWN WHICH MAY AFFECT THE PROPERTY.
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE REPORT.

PLAT SHOWING
JCSA UTILITY EASEMENT
UNIT 2, BLAINE LANDING
LAND CONDOMINIUM
OWNED BY BLAINE LANDING, L.P.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TRS / SJB

Scale: 1" = 40'

Project Number: W10503-02

Date: 03-18-2025



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040

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Virginia | North Carolina | West Virginia

CERTIFICATION OF SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY LISA JOY P. MARSTON, TRUSTEE, TO BLAINE LANDING, L.P., BY DEED DATED OCTOBER 24, 2022 AND RECORDED OCTOBER 26, 2022 IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 202215514.

OWNER'S CERTIFICATION

THE EASEMENT DEDICATED AS SHOWN ON THIS PLAT ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

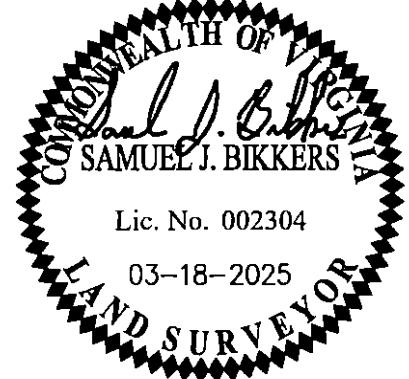
FOR: BLAINE LANDING, L.P., A VIRGINIA LIMITED PARTNERSHIP

BY:

By: Blaine Landing GP, L.L.C. By: Blaine Landing GP, L.L.C.
By: Thomas G. Johnson, III By: Miles B. Leon
PRINTED NAME

4/22/2025

DATE

Manager Manager
TITLE**CERTIFICATE OF NOTARIZATION, OWNER'S:**

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Norfolk

I, Katrina Andrews Parham 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 22nd DAY OF April, 2025.

MY COMMISSION EXPIRES 3/31/2029

Katrina Andrews Parham
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7559299

CERTIFICATE OF APPROVAL

THIS EASEMENT IS APPROVED BY THE UNDERSIGNED AND MAY BE ADMITTED TO RECORD.

FOR: JAMES CITY SERVICE AUTHORITY

BY:

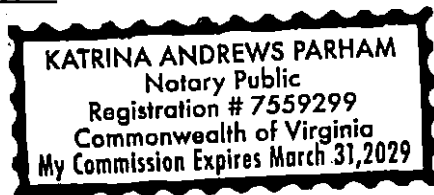
SIGNATURE

M. Douglas Pouch
PRINTED NAME

4/17/25

DATE

General Manager
TITLE

**NOTES:**

1. SEE PLAT, SHEET 1 OF 2, FOR EASEMENT LOCATION AND DETAILS PERTAINING TO THIS PLAT.
2. 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.
3. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.

**PLAT SHOWING
JCSA UTILITY EASEMENT
UNIT 2, BLAINE LANDING
LAND CONDOMINIUM
OWNED BY BLAINE LANDING, L.P.**

Project Contacts: TRS / SJB

Scale: N / A

Project Number: W10503-02

Date: 03-18-2025



CONSULTING ENGINEERS

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