

202517464

Certificate Of Source Of Title

PARCEL ID 3630100001A
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JAMES CITY COUNTY TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED FEBRUARY 8, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT 100002167.

Owner's Consent

THE OPEN SPACE EASEMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES AND THE APPLICABLE REQUIREMENTS OF JAMES CITY COUNTY, VIRGINIA.

12/18/25
DATE
Soral Ortego
SIGNATURE
Soral Ortego
NAME PRINTED

CERTIFICATE OF NOTARIZATION

STATE Virginia
CITY/ COUNTY OF James City County
I, Beth Allar, 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 18 DAY OF December 2025

MY COMMISSION EXPIRES: 2/08/2029

NOTARY REGISTRATION NUMBER: 7921025



JCC Subdivision Agent
Approval Not Required

Sme

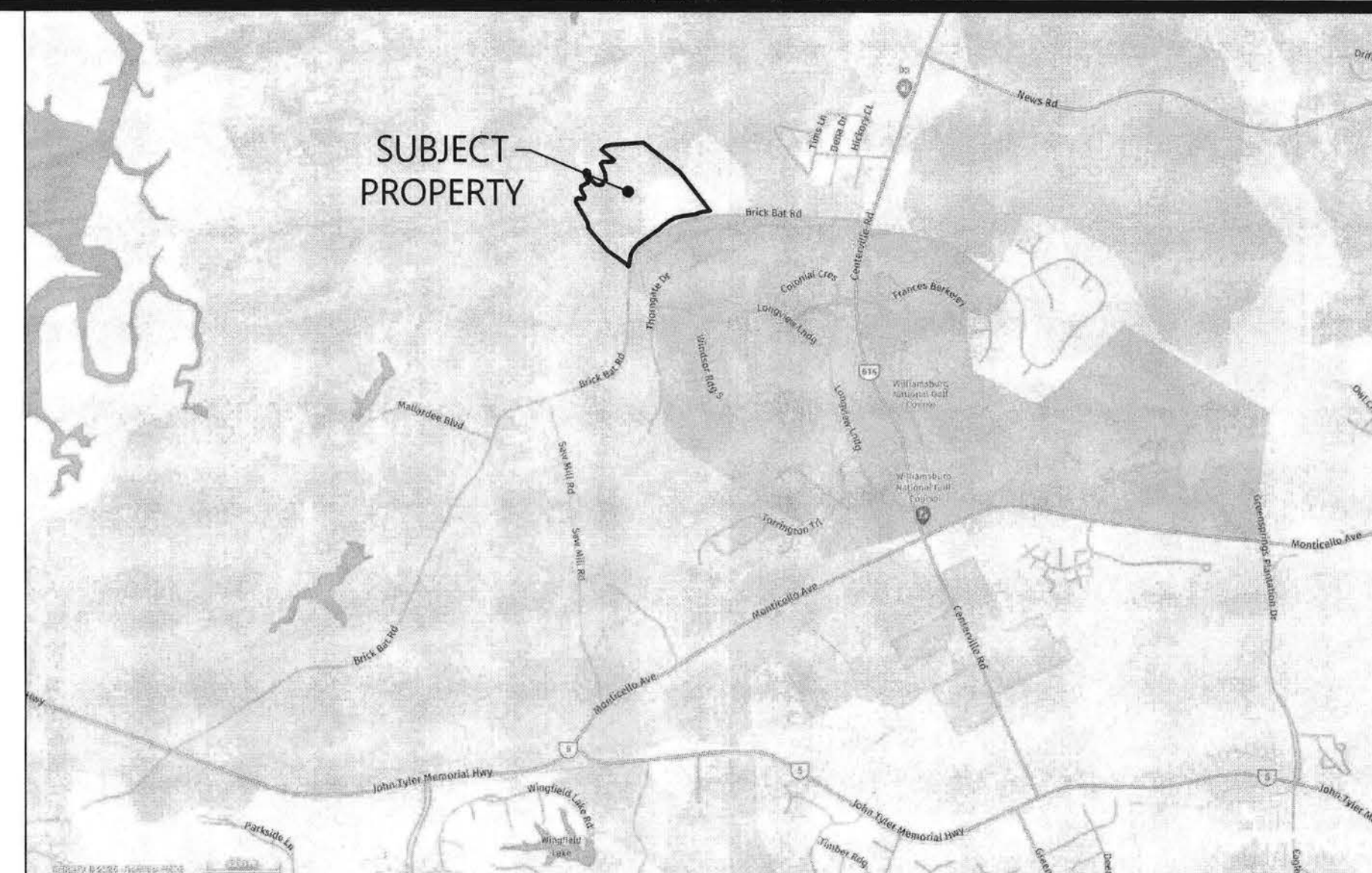
Certificate of Approval

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

N/A
JAMES CITY COUNTY SUBDIVISION AGENT

OPEN SPACE AREA SUMMARY

TOTAL 161,956 SQ. FT. / 3.7180 AC.



VICINITY MAP

1" = 2,000'

2 Large/Small Plat(s) Recorded

herewith as # 202517464

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on

at 11:49 AM PM, PB PG

Document # 202517464

ELIZABETH E. O'CONNOR, CLERK

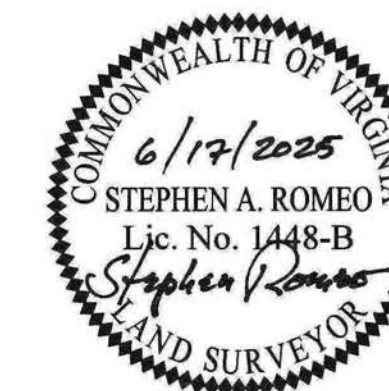
Elizabeth E. O'Connor, Clerk

General Notes

1. THIS PROPERTY IS ZONED PL.
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR JAMES CITY COUNTY, VIRGINIA ON COMMUNITY PANEL NO. 51095C0114D DATED DECEMBER 16, 2015.
3. THIS PROPERTY IS ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
4. COORDINATE VALUES SHOWN BASED ON SMARTNET RTK AND OPUS POST PROCESSED STATIC SESSION. VIRGINIA STATE PLANE SOUTH ZONE NAD 83 (2011).
5. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
6. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
7. WETLANDS AND LANDS 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.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

Surveyor's Certification

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.



Open Space Easement
Being The Property Of
Williamsburg-James City County School Board
Parcel 3630100001A
James City County, Virginia

DATE: 6/17/2025

SHEET 1 OF 2

SCALE:

PROJECT NO: 34216.34

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

202517464



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°10'05"W	27.37'
L2	S80°55'53"E	85.98'
L3	N9°41'55"E	37.56'
L4	N79°42'19"E	40.40'
L5	N8°07'39"W	51.08'
L6	S85°47'26"E	61.59'
L7	N66°15'55"E	24.67'
L8	N3°11'13"E	32.55'
L9	N61°42'55"E	53.34'
L10	N63°56'24"E	29.55'
L11	N30°16'22"E	15.69'
L12	N84°46'43"W	31.27'
L13	S88°21'21"W	50.51'
L14	S79°33'47"W	58.53'
L15	S77°54'11"W	89.72'
L16	S57°02'19"W	30.36'
L17	S19°31'10"W	30.34'

N/F
GREENSPRINGS MATERIALS LLC
PARCEL ID 3630100001
ZONED A1
INST. NO. 190004000
4085 CENTERVILLE ROAD

N/F
WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD
PARCEL ID 3630100001A
ZONED PL
INST. NO. 100002167
4001 BRICK BAT ROAD
37.756 AC.

N/F
GREENSPRINGS MATERIALS LLC
PARCEL ID 3630100001
ZONED A1
INST. NO. 190004000
4085 CENTERVILLE ROAD

JAMES CITY COUNTY
NATURAL OPEN SPACE
CONSERVATION EASEMENT
161,956 SQ. FT. / 3.7180 AC.

N/F
WARBURTON-MCMURRAN
HOLDINGS LLC & SWR-PINEWOOD LLC
PARCEL ID 3630100003
ZONED A1
INST. NO. 202311247
3763 BRICK BAT ROAD

- = IRON ROD FOUND
- = IRON ROD SET

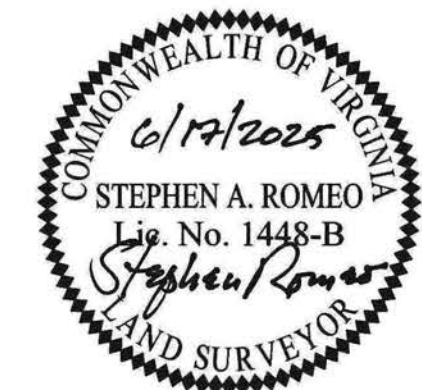
Open Space Easement
Being The Property Of
Williamsburg-James City County School Board
Parcel 3630100001A
James City County, Virginia

DATE: 6/17/2025	SHEET 2 OF 2	SCALE: 1" = 100'
PROJECT NO: 34216.34	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



2 Large/Small Plat(s) Recorded
herewith as # 202517464

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
12-22-2025
at 11:49 AM PM, PB PG
Document # 202517464
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk