

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 *Sarah Ortego*  
DATE SIGNATURE  
Sarah Ortego  
NAME PRINTED

## CERTIFICATE OF NOTARIZATION

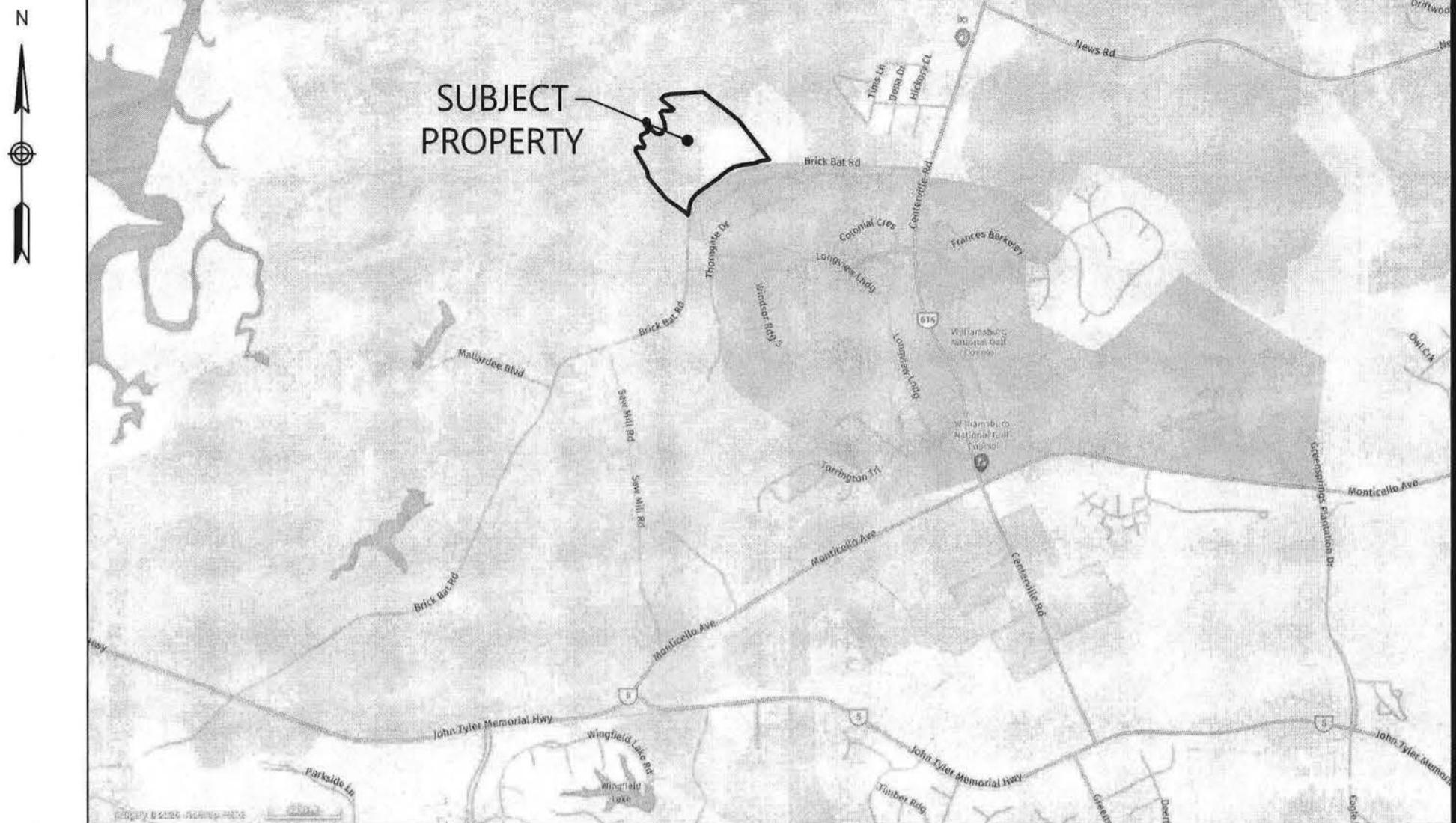
STATE Virginia  
CITY/ COUNTY OF James City County

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: 01/23/2029NOTARY REGISTRATION NUMBER: 7921025

## OPEN SPACE AREA SUMMARY

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



SUBJECT PROPERTY

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  
12-22-2025  
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 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.

JCC Subdivision Agent  
Approval Not Required

*SM*

## 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 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"E | 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'   |

