

202517467

# Certificate Of Source Of Title

PARCEL ID 1310100020  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HANKINS, GEORGE MOORMAN, SR TO WILLIAMSBURG-JAMES CITY COUNTY SCHOOL BOARD, BY INSTRUMENT, DATED AUGUST 20, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 70, PAGE 34.

## 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 SUBDIVISION ORDINANCE OF JAMES CITY COUNTY, VIRGINIA.

12/18/25  
DATE  
Sarah Orkego  
SIGNATURE  
Sarah Orkego  
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: 2/28/2029  
NOTARY REGISTRATION NUMBER: 7921025



Beth L. Allar

JCC Subdivision Agent  
Approval Not Required

SW

## 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

AREA 1	114,318 SQ. FT. / 2.6244 AC.
AREA 2	50,481 SQ. FT. / 1.1589 AC.
AREA 3	29,027 SQ. FT. / 0.6664 AC.
TOTAL	193,826 SQ. FT. / 4.4497 AC.

## 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. 51095C0043D 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.



VICINITY MAP  
1" = 1,000'

2 Large/Small Plat(s) Recorded  
herewith as # 202517467

City of Williamsburg & County of James City  
Circuit Court. This PLAT was recorded on  
12-22-2025  
at 11:54 AM, PM, PG  
Document # 202517467  
ELIZABETH E. O'CONNOR, CLERK  
Elizabeth E. O'Connor, Clerk

## 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 1310100020  
James City County, Virginia

DATE: 6/17/2025	SHEET 1 OF 2	SCALE:
PROJECT NO: 34216.33	DRAWN BY: CRO	CHECKED BY: SAR

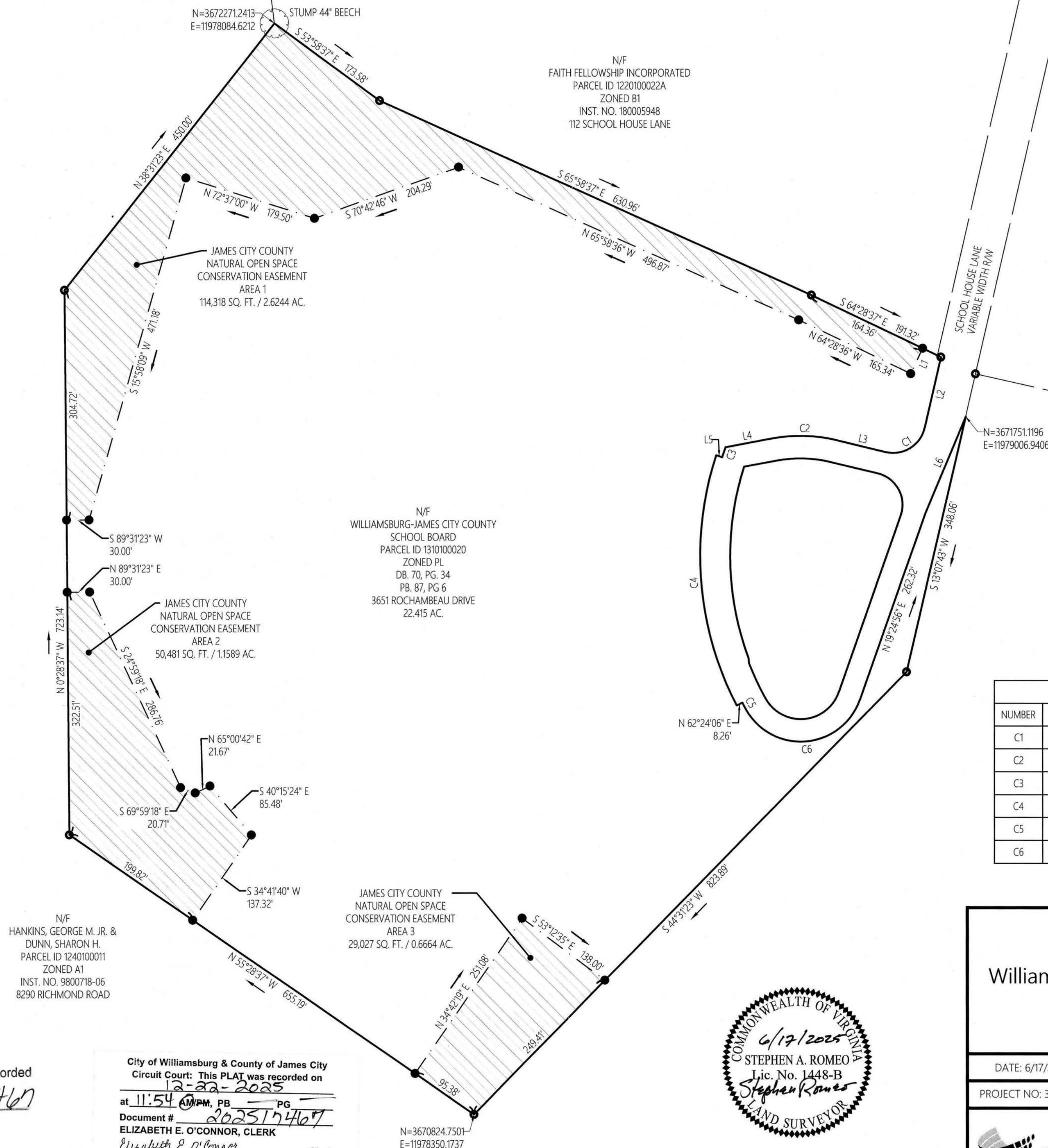


Transportation  
Land Development  
Environmental Services

351 McLaws Circle, Suite 3  
Williamsburg, Virginia 23185  
757 220 0500 • FAX 757 903 2794



202517467



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°31'24"W	37.04'
L2	S13°07'43"W	96.23'
L3	N76°22'51"W	66.85'
L4	S79°32'08"W	62.65'
L5	N71°18'51"W	8.26'
L6	N22°49'28"E	139.66'

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	43.00'	67.91'	90.49	43.37'	S58°22'26"W	61.07'
C2	208.30'	87.55'	24.08	44.43'	N88°25'22"W	86.91'
C3	420.11'	14.16'	1.93	7.08'	S19°11'08"W	14.16'
C4	428.36'	342.71'	45.84	181.12'	S4°40'43"E	333.64'
C5	420.11'	10.47'	1.43	5.24'	S28°18'42"E	10.47'
C6	83.57'	191.89'	131.56	185.79'	N85°11'43"E	152.43'

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Parcel 1310100020  
James City County, Virginia

DATE: 6/17/2025	SHEET 2 OF 2	SCALE: 1" = 100'
PROJECT NO: 34216.33	DRAWN BY: CRO	CHECKED BY: SAR



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100 0 100 200  
SCALE IN FEET