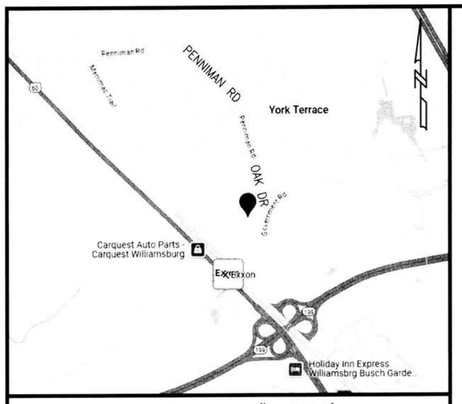
2026003310



VICINITY MAP 1"= 2000'

PROPERTY INFORMATION

PARCEL ID# 5020800006
OWNER: ESPINOZA GROUP INC
INST. #202217354 (DEED)
ADDRESS:
1363 OAK DRIVE
JAMES CITY COUNTY, VIRGINIA
ZONING DISTRICT: R2 – GENERAL RESIDENTIAL
SETBACKS PER R2 ZONING:
FRONT: 25'
SIDE: 10'
REAR: 35'

SUBDIVISION PLAT
ESPINOZA PARCELS
PARCEL ID #5020800006

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA

DATE: 11/21/2025 JOB:25–049

LRI LANDTECH RESOURCES, INC.
ENGINEERING AND SURVEYING CONSULTANTS
205E Bulifants Blvd., Williamsburg, VA 23188
Ph: (757) 565–1677 Fax: (757) 565–0782
web: landtechresources.com

SHEET 1 OF 2

S-25-0018

OWNERS CERTIFICATE: (PARCEL ID: 5020800006)

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.

Catalina Espinoza — 12/29/25
SIGNATURE: ESPINOZA GROUP INC (CATALINA ESPINOZA) — DATE

Catalina Espinoza — President.
PRINT — TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
AE ~~CITY~~/COUNTY OF York I, Alis Ripchick, A NOTARY PUBLIC IN AND FOR THE AE ~~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 AE ~~CITY~~/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 29 DAY OF AE December, 2025.
MY COMMISSION EXPIRES June 30, 2027.

NOTARY PUBLIC

REGISTRATION NO. AR ~~8046174~~ 8046174

ALIS RIPCHICK
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2027
COMMISSION ID# 8046174

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ESPINOZA GROUP INC, A VIRGINIA CORPORATION GRANTEE AND WAS ACQUIRED FROM PEARL M LEE AND TRAVIS LEE, HEIRS OF THE ESTATE OF JOHN HENRY LEE, III; KENNETH DARYL MOTT, KEITH DWAYNE MOTT, KIMBERLY DENISE MOTT, KAREN DARLENE MOTT, HEIRS OF THE ESTATE OF JUANITA LEE MOTT, BETTINA L, LEE, INDIVIDUALLY AND AS TRUSTEE OF THE DESCENDANTS TRUST UNDER TRUST DATED JULY 22, 2003 FOR BENEFIT OF BETTINA L. LEE; CHRISTINE L. JAMES ALSO KNOWN AS CHRISTINE LEE JAMES, ROSA E. LEE, CAROL ROBINSON LEE, ANDRE C. LEE, ANTHONY LEE DEVISEES OF THE ESTATE OF GEORGE ROOSEVELT LEE AND EZEKIEL L. LEE, AND PHYLLIS A. LEE BY THAT CERTAIN DEED DATED NOVEMBER 28, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 202217354.

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, IF ANY, WERE NOT INVESTIGATED AS PART OF THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCELS LIE IN F.I.R.M. ZONE "X" PER FEMA FLOOD INDEX MAP PANEL #51095C0143D DATED DECEMBER 16, 2015.
7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19–34 THROUGH 19–36 OF THE COUNTY CODE.
9. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
10. ANY WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23–7 OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. 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.
13. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE 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 TRESS 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.

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 6	147,748 S.F./ 3.3918 AC.	43,482 S.F. / 0.9982 AC.
LOT 6A	——— ———	47,202 S.F. / 1.0836 AC.
LOT 6B	——— ———	57,064 S.F. / 1.3100 AC.

CERTIFICATE OF APPROVAL

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

01/05/26 — Yogendra Patel
DATE — VIRGINIA DEPARTMENT OF TRANSPORTATION

01/08/2026 — Susan M. Istwa
DATE — SUBDIVISION AGENT OF JAMES CITY COUNTY

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
11/21/2025
LAND SURVEYOR

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.

11/21/2025 — W. Chase Grogg
DATE — WALKER CHASE GROGG, L.S. 3645

2 Large/Small Plat(s) Recorded herewith as # 2026003310

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18 DAY OF March, 2026.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 3:40 pm
INSTRUMENT # 202600 3310
TESTE ELIZABETH E. O'CONNOR, CLERK

2026003310

PROPERTY INFORMATION

PARCEL ID# 5020800006
OWNER: ESPINOZA GROUP INC
INST. #202217354 (DEED)
ADDRESS:
1363 OAK DRIVE
JAMES CITY COUNTY, VIRGINIA
ZONING DISTRICT: R2 – GENERAL RESIDENTIAL
SETBACKS PER R2 ZONING:
FRONT: 50' FROM CENTERLINE OF R/W
SIDE: 10'
REAR: 35'

LEGEND

- GUY WIRE
- PT PROPANE TANK
- WATER METER
- SEWER CLEAN OUT
- SIGN
- WV WATER VAULT
- WATER VALVE BOX
- UTILITY POLE
- OHP OVERHEAD UTILITY
- SANITARY SEWER MANHOLE
- G GAS VALVE BOX
- COMM COMMUNICATIONS BOX
- LIGHT POLE
- FENCE
- FIBER OPTIC WITNESS POST
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- NF = NAIL FOUND
- PPF = PINCHED PIPE FOUND
- IRS = IRON ROD SET

SUBDIVISION PLAT
ESPINOZA PARCELS
PARCEL ID #5020800006

JAMES CITY COUNTY ROBERTS DISTRICT VIRGINIA

DATE: 11/21/2025 JOB:25–049

COMMONWEALTH OF VIRGINIA
W. CHASE GROGG
Lic. No. 3645
11/21/2025
LAND SURVEYOR

LRI LANDTECH RESOURCES, INC.
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web: landtechresources.com

SHEET 2 OF 2

S-25-0018

50 0 50 100 150
Scale: 1" = 50'

VA STATE PLANE SOUTH ZONE (NAD 83/GEOID 12B)

LINE	BEARING	DISTANCE
L1	S 78°22'09" E	25.00'

PIN:5020200004
N/F
COHEN, DAVID MAURICE & DECHKA N
INST# 210015292 (DEED)
INST#200007868 (PLAT)

INGRESS / EGRESS & UTILITY EASEMENT TO BENEFIT LOTS 6A & 6B

VARIABLE WIDTH PRIVATE UTILITY EASEMENT TO BENEFIT LOTS 6A & 6B

VARIABLE WIDTH INGRESS/EGRESS EASEMENT TO BENEFIT LOT 6B

END OF VARIABLE WIDTH PRIVATE UTILITY EASEMENT TO BENEFIT LOTS 6A & 6B

N 85°06'40" E 935.20'
S 85°06'40" W 336.53'
S 85°06'40" W 331.84'
S 85°06'40" W 236.75'
25.00' nup
5.89'
5.0'
13.05'
125.00'
32.32'
25.17'
150.16'
S 01°43'20" W 207.65' (TOTAL)
S 89°56'42" W 796.88' (TOTAL)
S 00°03'18" E 132.00'
S 08°59'26" E 123.62'
N 45°00'40" W 181.95'
206.59'
283.49'
306.80'
182.17' IRF TO IRF
48.98 IRS TO IPF
21.02 IRF TO IPS
70.00' IPF TO IRF
70.00' IPF TO IPF
21.02 IRS TO IPF
IPF BENT

LOT 6B
57,064 S.F.
1.3100 AC.

LOT 6A
47,202 S.F.
1.0836 AC.

LOT 6
PIN:5020800006
147,748 S.F. – OLD
3.3918 AC. – OLD
43,482 S.F.– NEW
0.9982 AC. – NEW

GARAGE 28.4' 24.9'
2 STORY FRAME #1363
PT
PUMP HOUSE
TRAILER 11.8' 46.5'
CONCRETE PAD
SHED ENCROACHES ±6.2'
FENCE ENCROACHES ±5.2'
AREA OF BRICK PAVERS
SHED
GRAVEL DRIVE
EXISTING DRIVE TO SERVICE LOT 6
10'SBL
25'SBL
35'SBL

PIN:5020800003
N/F
JAMES CITY COUNTY
INST# 202406555 (DEED)

PIN:5020400009
N/F
GREEN, MATTILYN NORA & WALLACE, ANDREA GREEN & ET ALS
INST# 210004561 (DEED)
P.B.60 PG.145 (PLAT)

PIN:5020400010
N/F
JOE, SHARON GRETEL GREEN ET AL C/O BRENDA BROWN
D.B.464 PG.623 (DEED)
P.B.60 PG.145 (PLAT)

PIN:5020400011
N/F
JACKSON, DANIEL JUNIOR ESTATE C/O KAWANE LOGITO JACKSON EXECUTOR
INST# 210103911W (DEED)
D.B.179 PG.813(PLAT)

PIN:5020400012
N/F
STOKES, DARRELL & STOKES, KELVIN
INST# 202405957 (DEED)
P.B.60 PG.145 (PLAT)

PIN:5020400013
N/F
SWANN, EARNEST L
INST# 970001028 (DEED)
P.B.60 PG.145 (PLAT)

PIN:5020400014
N/F
BARLOW, CHRIS RYDELL
INST# 110074951 (DEED)
P.B.60 PG.145 (PLAT)

PIN:5020400014A
N/F
LASSITTER, SENECA
INST# 180018003 (DEED)
P.B.60 PG.145 (PLAT)

SELBY LANE
(20' UNIMPROVED R/W)

OAK DRIVE
(VARIABLE WIDTH R/W)

GOVERNMENT DR
(ROUTE 642 - VARIABLE WIDTH R/W)

GOVERNMENT ROAD
(ROUTE 642 - VARIABLE WIDTH R/W)

2 Large/Small Plat(s) Recorded herewith as # 2026003310

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on March 18, 2026
at 3:40 AM/PM, PB – PG –
Document # 2026003310
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk