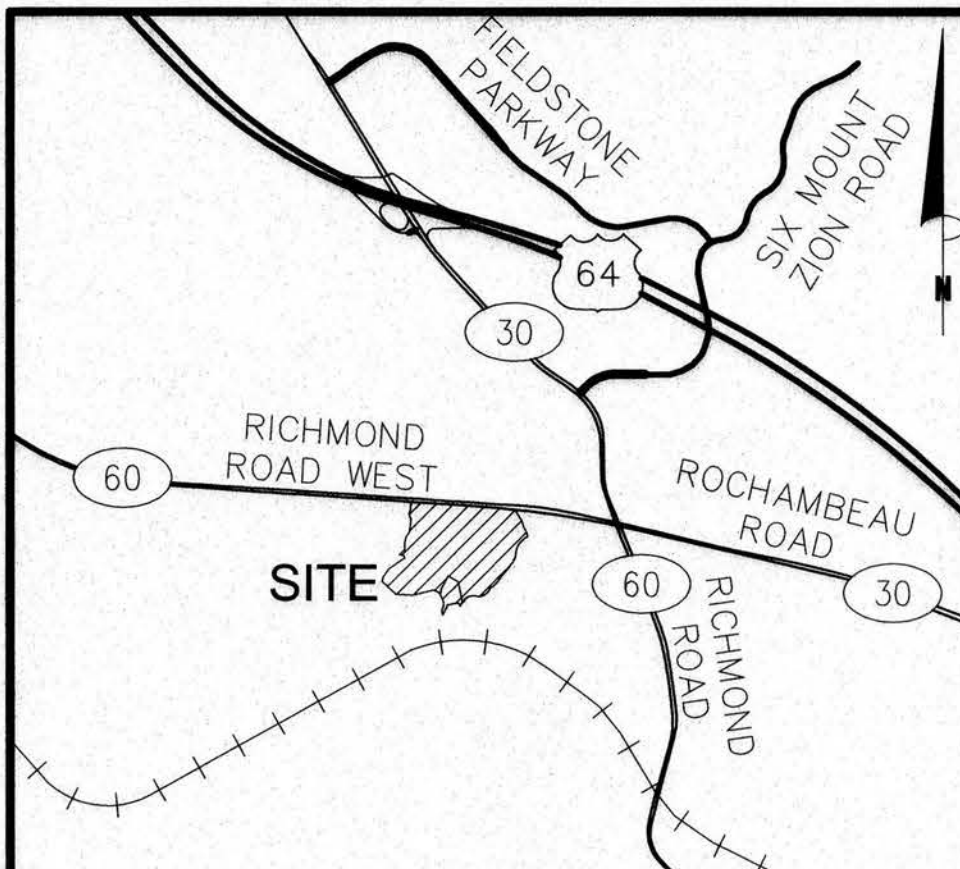


202605445



VICINITY MAP NOT TO SCALE

PLAT SHOWING OPEN SPACE EASEMENT ON LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARTIN FAMILY HOLDINGS, LLC AND BEING DESIGNATED AS TAX MAP NO. 114-01-0-0001 AND PART OF TAX MAP NO. 112-01-0-0042 POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

Bowman

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- NOTES: 1. THE HORIZONTAL DATUM FOR THIS EXHIBIT WERE ESTABLISHED BY STATIC GPS CONTROL METHODS... 2. THIS PLAT IS BASED UPON A FIELD SURVEY PERFORMED BY BOWMAN ON OCTOBER 16, 2023... 3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT... 4. THIS PURPOSE OF THIS PLAT IS FOR EASEMENT DEDICATION PURPOSES ONLY... 5. AREA QUANTITIES NOTED HEREIN AS "(CREEK)" ARE APPROXIMATE... 6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL, UNDISTURBED STATE... 7. THIS PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, OR OTHER OTHER ENVIRONMENTAL CONDITIONS UNLESS NOTED OR SHOWN HERIN.

SOURCE OF TITLE TAX MAP NO. 112-01-0-0042 GRANTOR: PATRICIA H. HUNTER, TRUSTEE OF THE ANNE MARTIN HOBSON REVOCABLE TRUST AGREEMENT DATED NOVEMBER 26, 2015, PATRICIA H. HUNTER, DAVID SECHLER, KATHRYN DUKE MCGOWAN, SUSAN H. COLWELL, CLARA W. MARTIN, ELIZABETH L. MARTIN, AND SCOTT ASHBY MARTIN GRANTEE: MARTIN FAMILY HOLDINGS, LLC INSTRUMENT NUMBER 210016579 DATED AUGUST 6, 2021

TAX MAP NO. 114-01-0-0001 GRANTOR: PATRICIA H. HUNTER, TRUSTEE OF THE ANNE MARTIN HOBSON REVOCABLE TRUST AGREEMENT DATED NOVEMBER 26, 2015, PATRICIA H. HUNTER, DAVID SECHLER, KATHRYN DUKE MCGOWAN, SUSAN H. COLWELL, CLARA W. MARTIN, ELIZABETH L. MARTIN, AND SCOTT ASHBY MARTIN GRANTEE: MARTIN FAMILY HOLDINGS, LLC INSTRUMENT NUMBER 202405951 DATED APRIL 29, 2024

OWNER'S CONSENT THE PLATTING OR DEDICATION OF THE FOLLOWING: "PLAT SHOWING OPEN SPACE EASEMENT ON LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARTIN FAMILY HOLDINGS, LLC AND BEING DESIGNATED AS TAX MAP NO. 114-01-0-0001 AND PART OF TAX MAP NO. 112-01-0-0042, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

MARTIN FAMILY HOLDINGS, LLC Signature: Patricia H. Hunter, Date: April 30, 2024, Print Name: Patricia H. Hunter, Print Title: manager

NOTARY CERTIFICATE STATE OF VIRGINIA, CITY OR COUNTY OF Richmond, TO WT: I, Andi Smith, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF Richmond, VIRGINIA, DO HEREBY CERTIFY THAT Patricia Hunter, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OR COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF April, 2024. MY COMMISSION EXPIRES: July 31st, 2027. Registration No. 00365927, Notary Public Andi Smith

Andi Smith Commonwealth of Virginia Notary Public Commission: 00365927 My Commission Expires: 07/31/2029

Table with columns: REVISION, DESCRIPTION, DATE. Multiple empty rows.

PLAT SHOWING OPEN SPACE EASEMENT ON LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARTIN FAMILY HOLDINGS, LLC AND BEING DESIGNATED AS TAX MAP NO. 114-01-0-0001 AND PART OF TAX MAP NO. 112-01-0-0042 POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

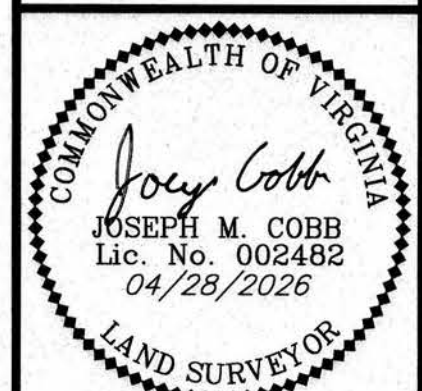


Table with columns: DRAWN (JLD), CHK (JLD), QC (JLD), SCALE (NONE), PROJ No (030066-07-002), TASK No (00000), DATE (12/02/2025), SHEET (1 OF 3)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on May 7, 2024 at 10:02 AM/PM, PB PG Document # 202605445 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk

3 Large Small Plat(s) Recorded herewith as # 202605445

SURVEYOR'S CERTIFICATION: I, JOSEPH M. COBB, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS EASEMENT PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER. SIGNED: Joey Cobb DATE: 04/28/2026

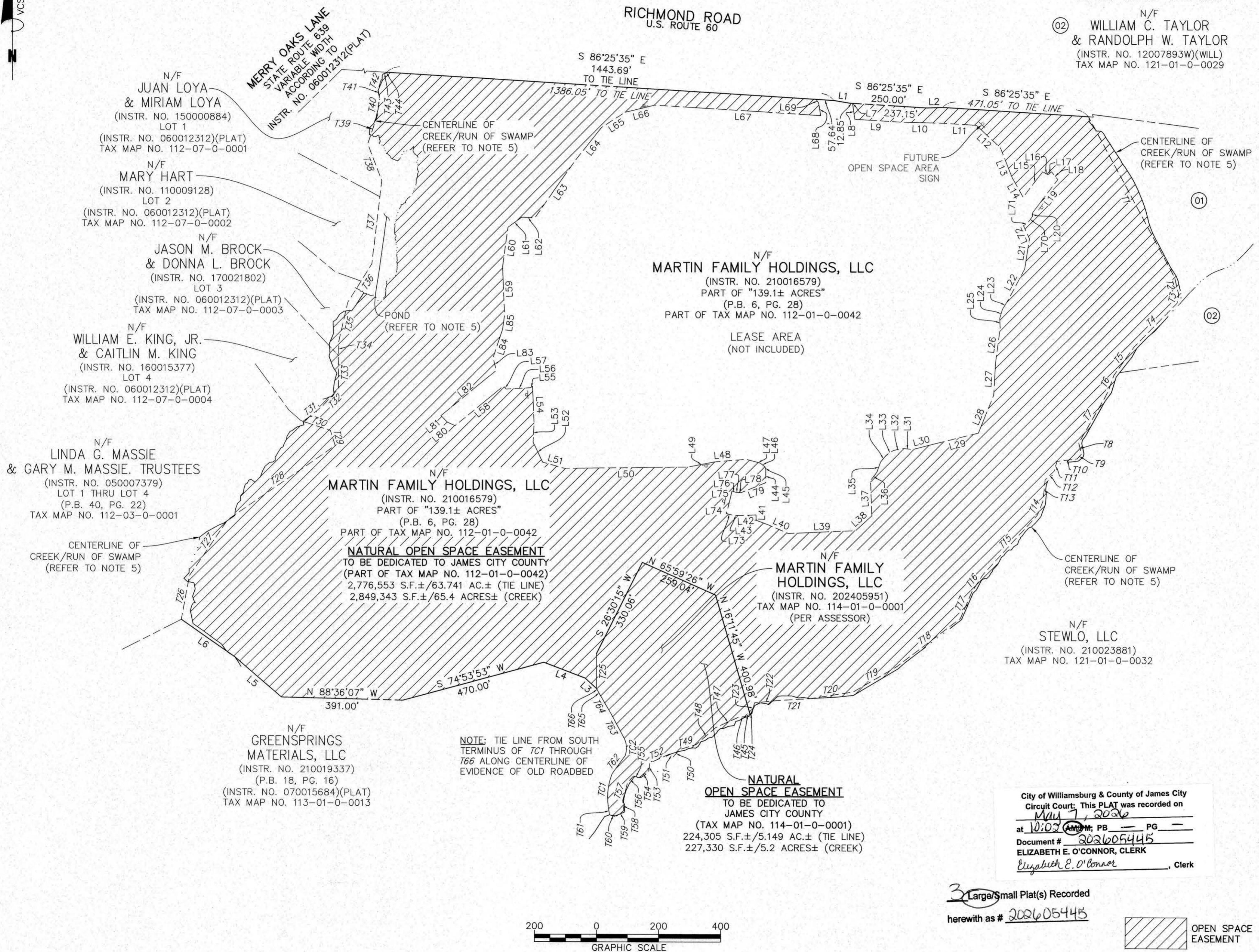
VCS 83, SOUTH ZONE

ABUTTING OWNER INFO

- ① N/F WILLIAM C. TAYLOR & RANDOLPH W. TAYLOR (INSTR. NO. 12007893W)(WILL) TAX MAP NO. 121-01-0-0024
- ② N/F WILLIAM C. TAYLOR & RANDOLPH W. TAYLOR (INSTR. NO. 12007893W)(WILL) TAX MAP NO. 121-01-0-0029

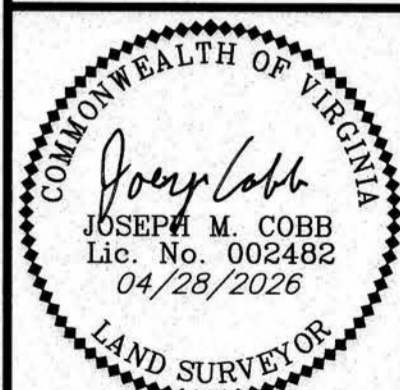
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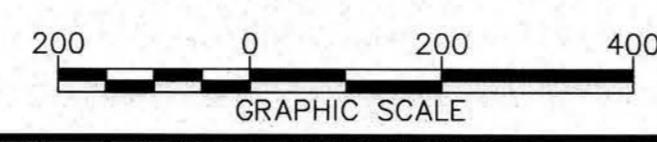
REVISION	DATE	DESCRIPTION

PLAT SHOWING
OPEN SPACE EASEMENT
 ON LANDS NOW OR FORMERLY STANDING IN THE NAME OF
MARTIN FAMILY HOLDINGS, LLC
 AND BEING DESIGNATED AS
TAX MAP NO. 114-01-0-0001
 AND
TAX MAP NO. 112-01-0-0042
 PART OF TAX MAP NO. 112-01-0-0042
 POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA



City of Williamsburg & County of James City
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May 7, 2026
 at 10:02 AM AM/PM; PB PG
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OPEN SPACE EASEMENT

DRAWN:	CHK:	QC:
JLD	JLD	JLD
SCALE: NONE		
PROJ No.	030066-07-002	
TASK No.	00000	
DATE:	12/02/2025	
SHEET	2 OF 3	

202605445

LINE TABLE

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows L1 to L6.

LEASE PARCEL LINE TABLE

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows L7 to L12.

LEASE PARCEL LINE TABLE (CONTINUED)

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows L13 to L70.

TIE LINE TABLE

PART OF TAX MAP NO. 112-01-0-0042

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows T1 to T44.

TIE CURVE TABLE

TAX MAP NO. 114-01-0-0001

Table with 7 columns: NO., LENGTH, RADIUS, DELTA, TANGENT, CHORD BEARING, CHORD. Rows TC1, TC2.

TIE LINE TABLE

TAX MAP NO. 114-01-0-0001

Table with 3 columns: LINE, DIRECTION, DISTANCE. Rows T45 to T65.

AREA TABLE

Table with 3 columns: TAX PARCEL, SQUARE FEET±, ACRES±. Rows for various parcels and totals.

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Table with 2 columns: REVISION, DATE. Multiple empty rows.

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