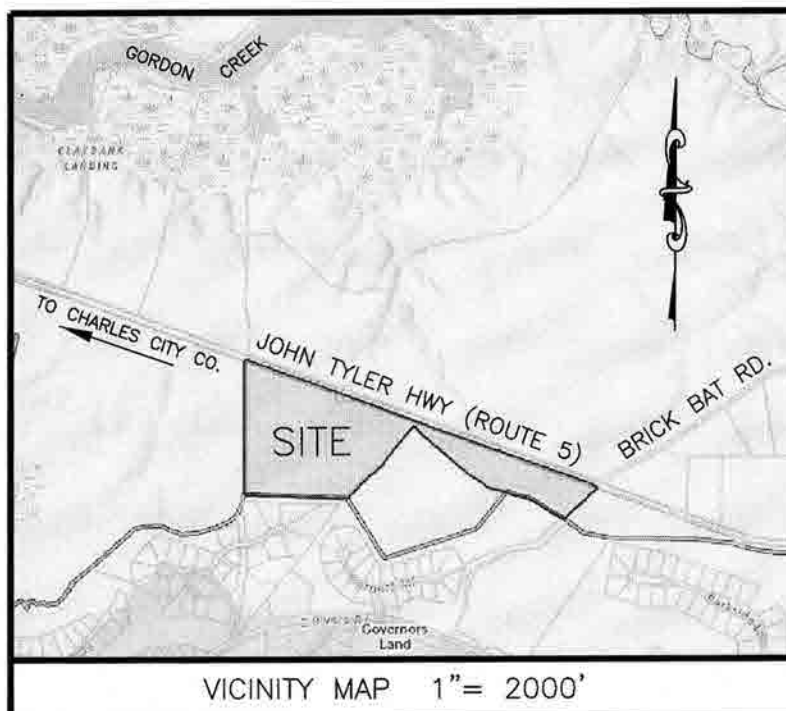


202609869

**PROPERTY INFO.**

PIN#4410100001A
ADDRESS: 2201 JOHN TYLER HWY
OWNER: CHRISTOPHER R. & MELISSA C. KLIJANOWICZ,
JOHN M. BRANSFORD & KETIE L. BRANSFORD
ZONING: A1 (GENERAL AGRICULTURE)

SETBACKS:
FRONT: 75'
SIDE: 15'
REAR: 35'

REFERENCES:
INST#010018146
PB. 46 PG.74
INST#202509998

PIN#4410100002
ADDRESS: 2099 JOHN TYLER HWY
OWNER: BRADLEY J. RINEHIMER
ZONING: A1 (GENERAL AGRICULTURE)

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 1 (PIN#4410100001A)	2,109,294 SF. / 48.423 AC.	871,319 SF. / 20.002 AC.
LOT 2	0 SF. / 0 AC.	1,232,367 SF. / 28.291 AC.
LOT 3 (PIN#4410100002)	1,122,782 SF. / 25.775 AC.	1,128,391 SF. / 25.905 AC.
TOTAL	3,232,077 SF. / 74.198 AC.	3,232,077 SF. / 74.198 AC.

CERTIFICATE OF SOURCE OF TITLE (PIN#4410100002)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF BRADLEY J. RINEHIMER BY THAT CERTAIN DEED DULY RECORDED ON JULY 18, 2025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA AS INST#202509998.

CONSENT OF OWNER

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

BRADLEY J. RINEHIMER

2/9/26
DATE

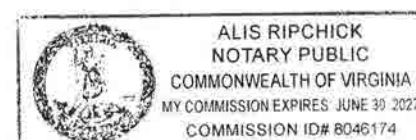
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

AR CITY/COUNTY OF York I, Alis Ripchick, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSON(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 9 DAY OF February, 2026
MY COMMISSION EXPIRES June 30, 2027

NOTARY PUBLIC

8046174
NOTARY REGISTRATION NUMBER

**GENERAL NOTES:**

1. THIS SUBDIVISION PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED JULY 2025 AND WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PLAT REFLECTS ONLY THOSE ENCUMBRANCES AND EASEMENTS SHOWN ON PREVIOUSLY RECORDED PLAT FOR THE PARCEL.
2. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO FALL IN FIRM ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0114D DATED DECEMBER 16, 2015.
3. LOTS SERVED BY PRIVATE WATER AND ALTERNATIVE SEWER SYSTEM. ALL PERMITTING AND REQUIREMENTS FOR WELLS AND SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.
4. ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE AND PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. WETLAND DELINEATION PROVIDED BY COASTAL VIRGINIA ENVIRONMENTAL SERVICES DATED 5/14/2025 & 8/29/2025.
8. IN ACCORDANCE WITH SECTION 19-29(G) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.
9. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND RE-EVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
10. ON-SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAT

OF

PIN#4410100001A & PIN#4410100002

BERKELEY DISTRICT

JAMES CITY COUNTY

VIRGINIA

DATE: 01/19/2026

JOB # 25-204

LandTech
Resources, Inc.

Surveying • Engineering • GPS

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 4

JCC-S-25-0037

VDH SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS (12 VAC 5-620-20 et seq., THE "REGULATIONS")

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS.

THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFFE, AOSE NO. 1940001376, PHONE NO. 757-810-5293

ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

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.

01/19/2026

DATE

W. Chase Grogg, LS

Large/Small Plat(s) Recorded

herewith as # 202609869

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY THIS 3rd DAY OF August, 2026
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:12 pm
INSTRUMENT # 202609869

TESTE ELIZABETH E. O'CONNOR, CLERK

CERTIFICATE OF SOURCE OF TITLE (PIN#4410100001A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF CHRISTOPHER R. AND MELISSA C. KLIJANOWICZ BY THAT CERTAIN DEED DULY RECORDED ON JULY 1, 2025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA AS INST#202508838.

CONSENT OF OWNER

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

CHRISTOPHER R. KLIJANOWICZ

DATE

MELISSA C. KLIJANOWICZ

DATE

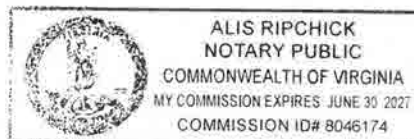
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

AR CITY/COUNTY OF York I, Alis Ripchick, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
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ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 8 DAY OF February, 2026
MY COMMISSION EXPIRES June 30, 2027

NOTARY PUBLIC

8046174
NOTARY REGISTRATION NUMBER

**CERTIFICATE OF APPROVAL**

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

2-2-2026

DATE

VA DEPARTMENT OF HEALTH

02/04/26

DATE

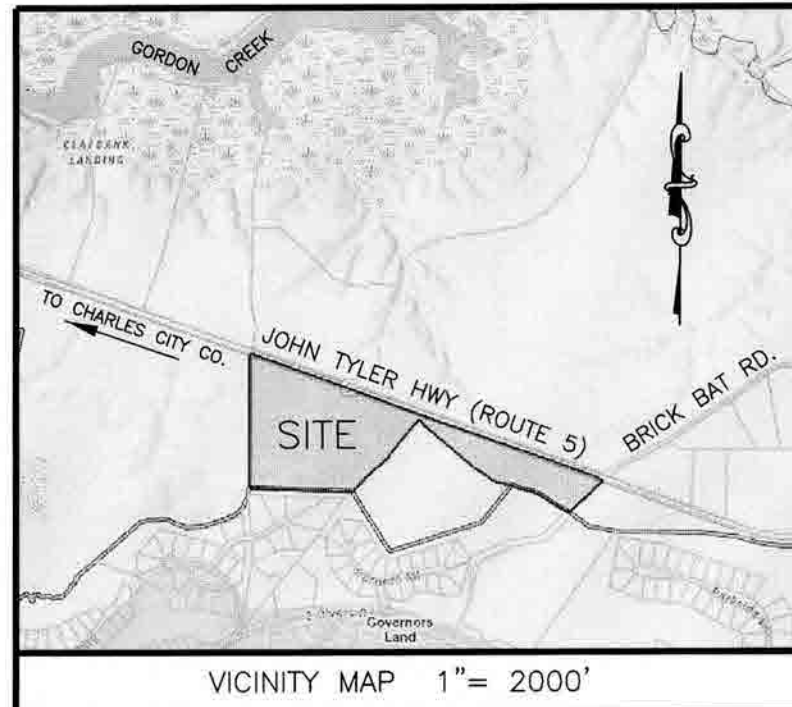
VA DEPARTMENT OF TRANSPORTATION

02/11/2026

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

202609869



SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAT
OF
PIN#4410100001A & PIN#4410100002
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/19/2026 JOB # 25-204

LandTech
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205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
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SHEET 2 OF 4
JCC-S-25-0037



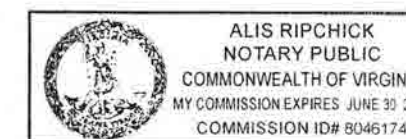
CERTIFICATE OF SOURCE OF TITLE (PIN#4410100001A)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF CHRISTOPHER R. AND MELISSA C. KLJANOWICZ, JOHN M. & KELTIE L. BRANSFORD BY THAT CERTAIN DEED DULY RECORDED ON JULY 1, 2025 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY, VIRGINIA AS INST#202508838.

CONSENT OF OWNER

THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES

John M. Bransford Jr. 2/8/26
JOHN M. BRANSFORD JR. DATE
Keltie L. Bransford 2/8/26
KELTIE L. BRANSFORD DATE



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

AR CITY/COUNTY OF York I, Alis Ripchick, A NOTARY PUBLIC
IN AND FOR THE AR CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
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ACKNOWLEDGED THE SAME BEFORE ME IN THE AR CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 8 DAY OF February, 2026
MY COMMISSION EXPIRES June 30, 2027

Alis Ripchick 8046174
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

4 Large/Small Plat(s) Recorded
herewith as # 202609869

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 3, 2026
at 12:12 AM/PM PB PG
Document # 202609869
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

202609869

SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAT

OF

PIN#4410100001A & PIN#4410100002

JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA

DATE: 01/19/2026 SCALE: 1"=100' JOB # 25-204

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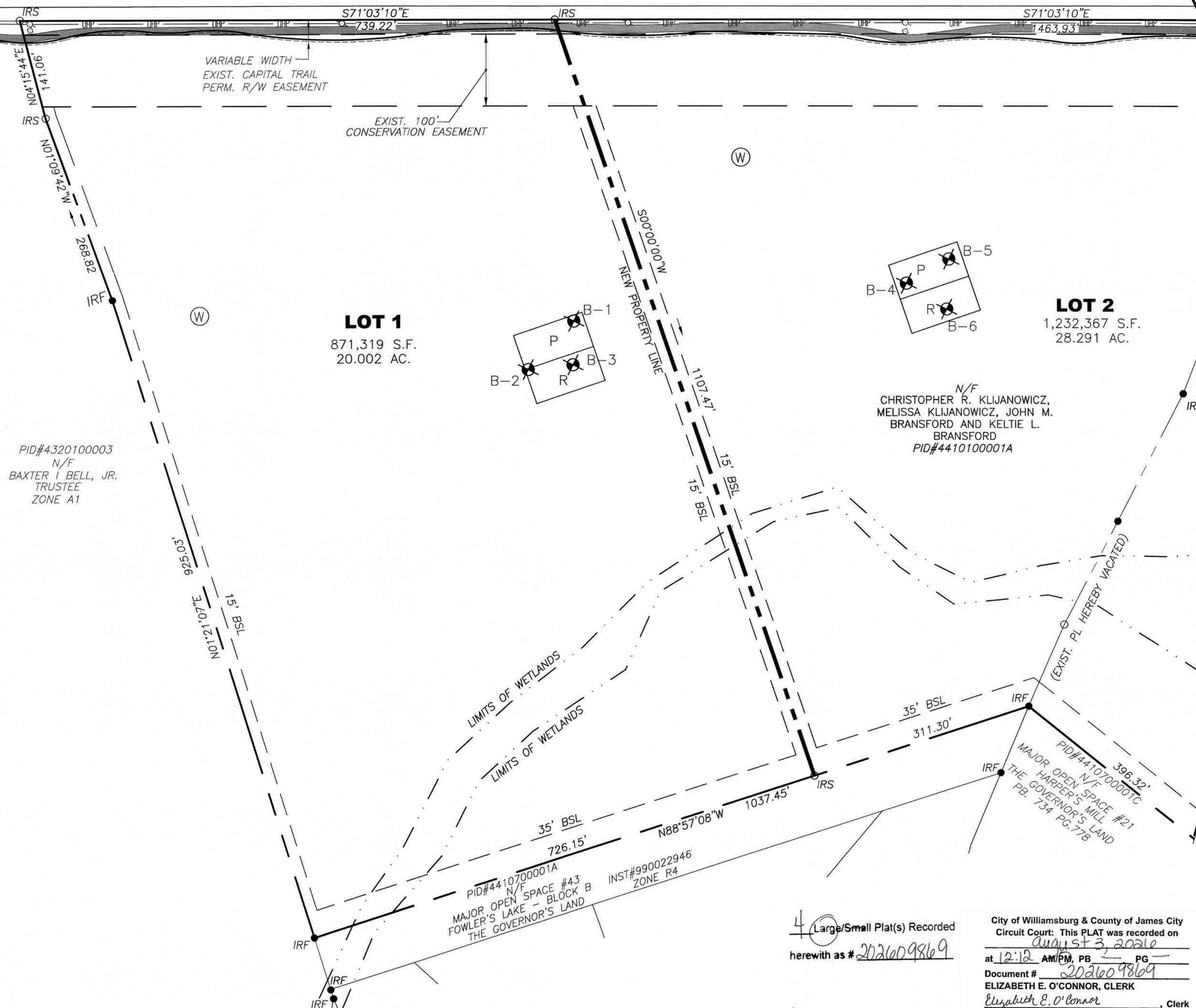
web: landtechresources.com

SHEET 3 OF 4

JCC-S-25-0037



JOHN TYLER HIGHWAY (ROUTE 5)
(VARIABLE WIDTH R/W)



PID#4320100003
N/F
BAXTER I. BELL, JR.
TRUSTEE
ZONE A1

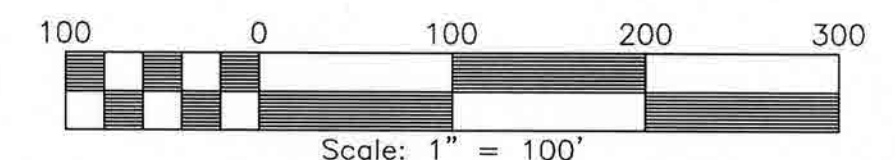
N/F
CHRISTOPHER R. KLIJANOWICZ,
MELISSA KLIJANOWICZ, JOHN M.
BRANSFORD AND KELLIE L.
BRANSFORD
PID#4410100001A

PID#4410700001A
N/F
MAJOR OPEN SPACE #43
FOWLER'S LAKE - BLOCK B
THE GOVERNOR'S LAND
INST#990022946
ZONE R4

4 Large/Small Plat(s) Recorded
herewith as # 202609869

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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Document # 202609869
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

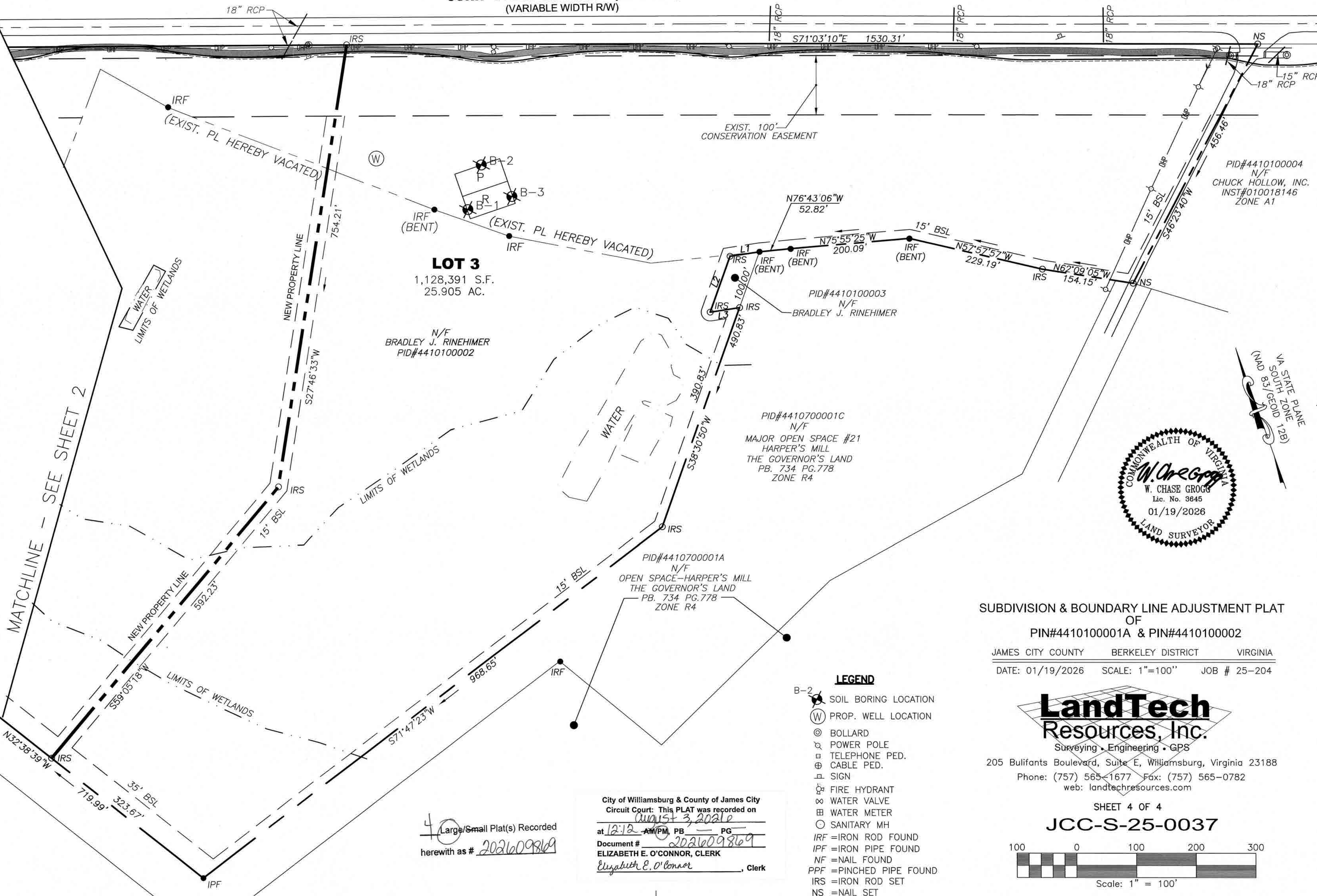
- LEGEND**
- B-2 SOIL BORING LOCATION
 - (W) PROP. WELL LOCATION
 - ⊙ BOLLARD
 - ⊗ POWER POLE
 - ⊠ TELEPHONE PED.
 - ⊕ CABLE PED.
 - ⊞ SIGN
 - ⊞ FIRE HYDRANT
 - ∞ WATER VALVE
 - ⊞ WATER METER
 - SANITARY MH
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - NF = NAIL FOUND
 - PPF = PINCHED PIPE FOUND
 - IRS = IRON ROD SET
 - NS = NAIL SET



202609869

LINE	BEARING	DISTANCE
L1	N79°50'10"W	50.00'
L2	S38°30'50"W	100.00'
L3	S79°50'10"E	50.00'

JOHN TYLER HIGHWAY (ROUTE 5)
(VARIABLE WIDTH R/W)

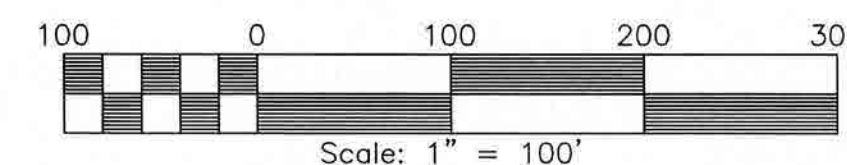


SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAT
OF
PIN#4410100001A & PIN#4410100002
JAMES CITY COUNTY BERKELEY DISTRICT VIRGINIA
DATE: 01/19/2026 SCALE: 1"=100' JOB # 25-204

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SHEET 4 OF 4
JCC-S-25-0037



- LEGEND**
- ⊙ SOIL BORING LOCATION
 - ⊙ PROP. WELL LOCATION
 - ⊙ BOLLARD
 - ⊙ POWER POLE
 - ⊙ TELEPHONE PED.
 - ⊙ CABLE PED.
 - ⊙ SIGN
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ SANITARY MH
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - NF = NAIL FOUND
 - PPF = PINCHED PIPE FOUND
 - IRS = IRON ROD SET
 - NS = NAIL SET

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
August 3, 2021
at 12:12 AM/PM, PB PG
Document # 202609869
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

4 Large/Small Plat(s) Recorded
herewith as # 202609869