202614225

LEGEND:

IPF= IRON PIPE FOUND
IRF= IRON ROD FOUND
CMF=CONCRETE MONUMENT FOUND
IRS= IRON ROD SET
CMU= CONCRETE MASONRY UNIT
CONC.= CONCRETE
DIA= DIAMETER
D.B.= DEED BOOK
D.I.= DROP INLET
ESMT= EASEMENT
EX.= EXISTING
HWY= HIGHWAY
INSTR.= INSTRUMENT
JCC= JAMES CITY COUNTY
MBX= MAILBOX
NAD83= NORTH AMERICAN DATUM OF 1983
N OR F= NOW OR FORMERLY
P.B.= PLAT BOOK
PG.= PAGE
No. OR #= NUMBER
RES.= RESIDENCE/DWELLING
REV.= REVISED
R/W= RIGHT-OF-WAY
S.F. OR SQ.FT.= SQUARE FOOT
STY= STORY
TEL= TELECOMMUNICATION BOX
VDOT= VIRGINIA DEPARTMENT OF TRANSPORTATION

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

VIRGINIA STATE PLANE COORDINATES SOUTH ZONE 4502 – NAD83(2011)
KeyNetGPS, A VRS NETWORK, POWERED BY TRIMBLE

EASEMENT LEGEND:

A. INSTR. No. 180015517 (VERIZON ESMT DEED)
B. INSTR. No. 180012425 (DOMINION ENERGY ESMT DEED)
C. INSTR. No. 180008916 (VDOT DEED OF ESMT)
D. INSTR. No. 180010585 (VERIZON ESMT DEED)
E. INSTR. No. 980003645 (VDOT TAKE WITH VEPCO ESMT)
F. D.B. 820, PG. 93–98 (VNG ESMT)
G. D.B. 504, PG. 825–827 (C&P ESMT)

REFERENCE: (SURVEY AND HIGHWAY PLANS)

- BOUNDARY SURVEY SHOWING PROPERTY OF RICHARDSON HOLDINGS LIMITED PARTNERSHIP, LLP ET ALS PREPARED BY J.D. VANN – LAND SURVEYOR, DATED NOV. 29, 2016, LAST REVISED FEB. 27, 2020. IT APPEARS THIS SURVEY HAS NOT BEEN RECORDED.
- VDOT HIGHWAY PLAN FOR VA. ROUTE 614, STATE PROJECT No. 0614-047-640,PE-101,RW-201,M-501 SHEET 3RW AND SHEET 5RW, LAST REVISED 05/25/18.
- VDOT HIGHWAY PLAN FOR VA. ROUTE 614, STATE PROJECT No. 0614-047-132,M-507, SHEET 4, LAST REVISED 04-22-99.
- VDOT HIGHWAY PLAN FOR VA. ROUTE 614, STATE PROJECT No. 0614-047-132,M-505, SHEET 3, LAST REVISED 04-18-94.
- VDOT HIGHWAY PLAN FOR VA. ROUTE 613, STATE PROJECT No. 0613-047-111,C-501, SHEET 3, LAST REVISED 09-28-72 AND SHEET 4, LAST REVISED 5-23-72.

REFERENCE: (RECORDED DEEDS, INSTRUMENTS AND PLATS)

JCC PARCEL ID (PIN): 3620100043, #3313 NEWS ROAD
- INSTR. No. 180015517 (VERIZON ESMT DEED)
- INSTR. No. 180012425 (DOMINION ENERGY ESMT DEED)
- INSTR. No. 180011167 (VDOT HWY TAKE, 2018 PLANS)
- INSTR. No. 180008916 (VDOT DEED OF ESMT)
- INSTR. No. 16008817W, ARTICLE FOUR, u); (SOURCE WILL)
- INSTR. No. 980010814 (SOURCE DEED)
- D.B. 42, PG. 248–249 (ORIGINAL SOURCE DEED)

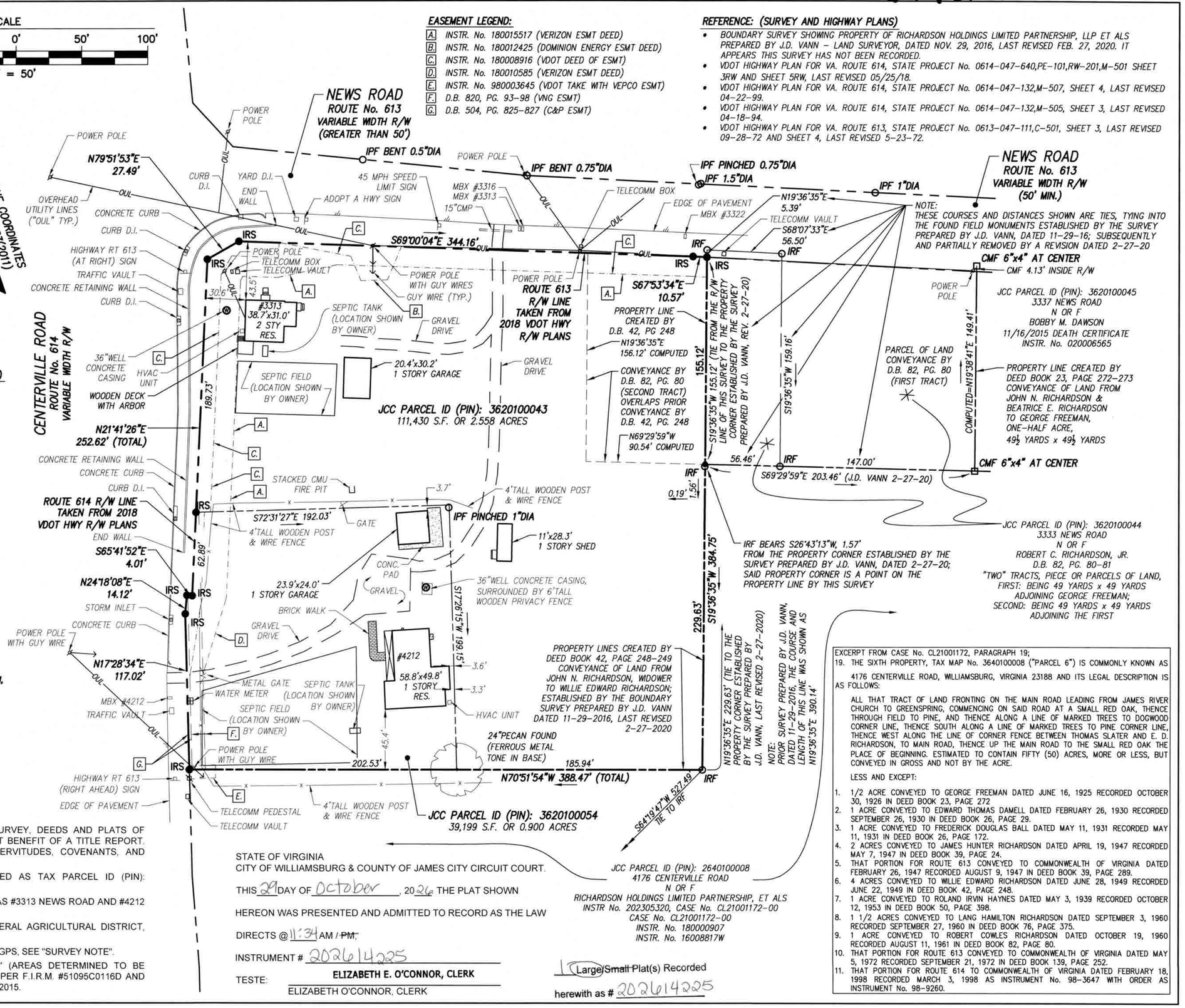
JCC PARCEL (PIN): 3620100054, #4212 CENTERVILLE ROAD
- INSTR. No. 180010585 (VERIZON ESMT DEED)
- INSTR. No. 180011169 (VDOT HWY TAKE, 2018 PLANS)
- INSTR. No. 980003645 (VDOT HWY TAKE, 1998 PLANS)
- D.B. 820, PG. 93–98 (VNG ESMT)
- D.B. 726, PG. 322–327 (PETITION #7393, VDOT HWY TAKE)
- D.B. 635, PG. 423–425 (VDOT HWY TAKE, 1993 PLAN)
- D.B. 504, PG. 825–827 (C&P ESMT)
- D.B. 211, PG. 555–557 (ORIGINAL SOURCE DEED)

SURVEY NOTE:
CONTROL FOR THIS PROJECT WAS ESTABLISHED BY MEANS OF GPS, DERIVED WITHIN KeyNetGPS, A VRS NETWORK.

HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4502 – NAD83(2011)

VERTICAL DATUM: NAVD88 – GEOID18 (CONUS)

REFERENCE: VARIATION TO AZIMUTH OF THE BOUNDARY SURVEY PREPARED BY J.D. VANN IS LEFT 00°00'02".



GENERAL NOTES:

1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
2. THESE PROPERTIES ARE CURRENTLY DESIGNATED AS TAX PARCEL ID (PIN): 3620100043 AND TAX PARCEL ID (PIN): 3620100054.
3. THESE PROPERTIES ARE CURRENTLY ADDRESSED AS #3313 NEWS ROAD AND #4212 CENTERVILLE ROAD.
4. THESE PROPERTIES ARE CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
5. THIS SURVEY IS TIED TO NAD83(2011) BY MEANS OF GPS, SEE "SURVEY NOTE".
6. THESE PROPERTIES LIE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0116D AND #51095C0118D, MAP'S REVISED DATE DECEMBER 16, 2015.

EXCERPT FROM CASE No. CL21001172, PARAGRAPH 19;
19. THE SIXTH PROPERTY, TAX MAP No. 3640100008 ("PARCEL 6") IS COMMONLY KNOWN AS 4176 CENTERVILLE ROAD, WILLIAMSBURG, VIRGINIA 23188 AND ITS LEGAL DESCRIPTION IS AS FOLLOWS:

ALL THAT TRACT OF LAND FRONTING ON THE MAIN ROAD LEADING FROM JAMES RIVER CHURCH TO GREENSPRING, COMMENCING ON SAID ROAD AT A SMALL RED OAK, THENCE THROUGH FIELD TO PINE, AND THENCE ALONG A LINE OF MARKED TREES TO DOGWOOD CORNER LINE, THENCE SOUTH ALONG A LINE OF MARKED TREES TO PINE CORNER LINE, THENCE WEST ALONG THE LINE OF CORNER FENCE BETWEEN THOMAS SLATER AND E. D. RICHARDSON, TO MAIN ROAD, THENCE UP THE MAIN ROAD TO THE SMALL RED OAK THE PLACE OF BEGINNING. ESTIMATED TO CONTAIN FIFTY (50) ACRES, MORE OR LESS, BUT CONVEYED IN GROSS AND NOT BY THE ACRE.

LESS AND EXCEPT:

1. 1/2 ACRE CONVEYED TO GEORGE FREEMAN DATED JUNE 16, 1925 RECORDED OCTOBER 30, 1926 IN DEED BOOK 23, PAGE 272
2. 1 ACRE CONVEYED TO EDWARD THOMAS DAMELL DATED FEBRUARY 26, 1930 RECORDED SEPTEMBER 26, 1930 IN DEED BOOK 26, PAGE 29.
3. 1 ACRE CONVEYED TO FREDERICK DOUGLAS BALL DATED MAY 11, 1931 RECORDED MAY 11, 1931 IN DEED BOOK 26, PAGE 172.
4. 2 ACRES CONVEYED TO JAMES HUNTER RICHARDSON DATED APRIL 19, 1947 RECORDED MAY 7, 1947 IN DEED BOOK 39, PAGE 24.
5. THAT PORTION FOR ROUTE 613 CONVEYED TO COMMONWEALTH OF VIRGINIA DATED FEBRUARY 26, 1947 RECORDED AUGUST 9, 1947 IN DEED BOOK 39, PAGE 289.
6. 4 ACRES CONVEYED TO WILLIE EDWARD RICHARDSON DATED JUNE 28, 1949 RECORDED JUNE 22, 1949 IN DEED BOOK 42, PAGE 248.
7. 1 ACRE CONVEYED TO ROLAND IRVIN HAYNES DATED MAY 3, 1939 RECORDED OCTOBER 12, 1953 IN DEED BOOK 50, PAGE 398.
8. 1 1/2 ACRES CONVEYED TO LANG HAMILTON RICHARDSON DATED SEPTEMBER 3, 1960 RECORDED SEPTEMBER 27, 1960 IN DEED BOOK 76, PAGE 375.
9. 1 ACRE CONVEYED TO ROBERT COWLES RICHARDSON DATED OCTOBER 19, 1960 RECORDED AUGUST 11, 1961 IN DEED BOOK 82, PAGE 80.
10. THAT PORTION FOR ROUTE 613 CONVEYED TO COMMONWEALTH OF VIRGINIA DATED MAY 5, 1972 RECORDED SEPTEMBER 21, 1972 IN DEED BOOK 139, PAGE 252.
11. THAT PORTION FOR ROUTE 614 TO COMMONWEALTH OF VIRGINIA DATED FEBRUARY 18, 1998 RECORDED MARCH 3, 1998 AS INSTRUMENT No. 98-3647 WITH ORDER AS INSTRUMENT No. 98-9260.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.

THIS 29 DAY OF October, 2026, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:34 AM / ~~PM~~.

INSTRUMENT # 202614225

TESTE: ELIZABETH E. O'CONNOR, CLERK
ELIZABETH O'CONNOR, CLERK

1 (Large/~~Small~~ Plat(s) Recorded herewith as # 202614225

Rev.	Date	Description	Revised By

COMMONWEALTH OF VIRGINIA
SAMUEL J. BIKKERS
Lic. No. 002304
02-18-2026
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Virginia | North Carolina | West Virginia

BOUNDARY SURVEY
SHOWING THE PROPERTIES OF
JCC PARCEL ID (PIN): 3620100054
OWNED BY ROBERT G. DUNN AND SHARON L. R. DUNN
AND
JCC PARCEL ID (PIN): 3620100043
OWNED BY SHARON L. R. DUNN AND ROBERT G. DUNN
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB / CMA
Project Number:	W10933-00
Scale: 1" = 50'	Date: 02-18-2026
Sheet Number	1 OF 1