

200011516

203217

CERTIFICATION OF SOURCE OF TITLE

CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097

THE PROPERTY SHOWN ON THIS PLAT AS WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097, WAS CONVEYED BY JOHN D. ROCKEFELLER, JR. AND MARTHA B. ROCKEFELLER, HIS WIFE, TO COLONIAL WILLIAMSBURG, INCORPORATED, A VIRGINIA CORPORATION, BY DEED DATED FEBRUARY 18, 1960 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON FEBRUARY 26, 1960 IN DEED BOOK 73, PAGES 447-450.

JAMES CITY COUNTY PARCEL ID #4130640001

THE PROPERTY SHOWN ON THIS PLAT AS JAMES CITY COUNTY PARCEL #4130640001, WAS CONVEYED BY WILLIAMSBURG INVESTORS, LTD., A VIRGINIA CORPORATION TO THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION, BY DEED DATED SEPTEMBER 18, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON SEPTEMBER 21, 1984 IN DEED BOOK 255, PAGES 716-717.

REFERENCE:

ARTICLES OF AMENDMENT OF COLONIAL WILLIAMSBURG, INCORPORATED; ON JUNE 30, 1970, FOR COLONIAL WILLIAMSBURG, INCORPORATED, CHANGE NAME TO: THE COLONIAL WILLIAMSBURG FOUNDATION.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LANDS BEING CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #5020100097 AND THE BOUNDARY LINE ADJUSTMENT BETWEEN CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 AND JAMES CITY COUNTY PARCEL ID #4130640001 AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND OR TRUSTEE.

FOR: THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION

BY: [Signature] DATE 6/15/20
Jeffrey A. Duncan VP Real Estate

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg TO-WIT:

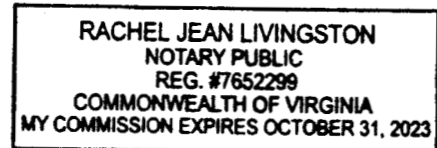
I, Rachel Jean Livingston A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF June, 2020.

MY COMMISSION EXPIRES October 31, 2023

[Signature] NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7652299



CERTIFICATE OF APPROVAL

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

[Signature] DATE 7/1/20
SUBDIVISION AGENT OF CITY OF WILLIAMSBURG

[Signature] DATE 7/1/20
SUBDIVISION AGENT OF JAMES CITY COUNTY

[Signature] DATE 22 June 2020
VIRGINIA DEPARTMENT OF TRANSPORTATION

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on July 28, 2020 at 3:10 AM (PM) PG Document # 203217 MONA A. FOLEY, CLERK

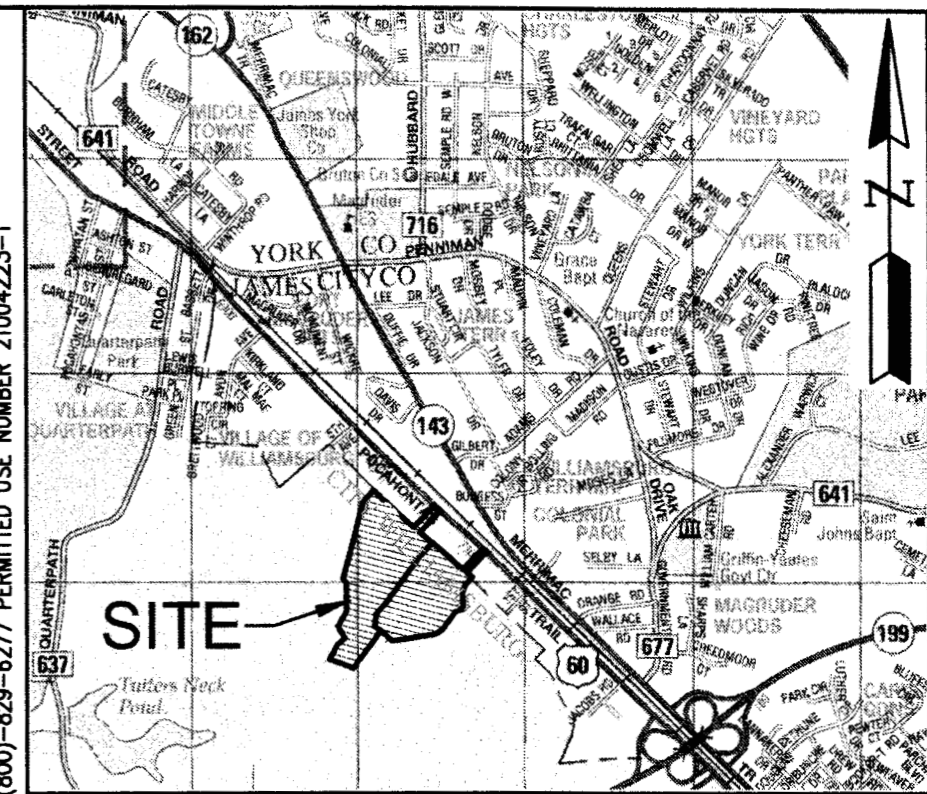
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA; AND 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.

[Signature] DATE 7-14-2020
SAMUEL J. BIKKERS, L.S. #002304

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. SEE COMMITMENT NUMBER LT19-4667 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF DECEMBER 6, 2019.
2. THE INTENT OF THIS PLAT IS A SUBDIVISION OF THE BRAFFORD TRACT - LOT 1, CREATING TWO (2) LOTS, LOT 1-A AND LOT 1-B. AND, A BOUNDARY LINE ADJUSTMENT BETWEEN THE NEWLY CREATED LOT 1-B AND THE ADJACENT PROPERTY OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION IN JAMES CITY COUNTY, PARCEL ID #4130640001, THIS ADJUSTMENT WILL GIVE LOT 1-B, AN EIGHTY (80) FOOT WIDE STRIP TO ACCESS U.S. ROUTE 60 - POCAHONTAS TRAIL.
3. THE PROPERTY WITHIN THIS SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS LOCATED WITHIN THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.
- CITY OF WILLIAMSBURG PARCEL ID 560-01-00-001 / JAMES CITY COUNTY PARCEL ID #5020100097
- JAMES CITY COUNTY PARCEL ID #4130640001
4. BRAFFORD TRACT - LOT 1, CITY OF WILLIAMSBURG PARCEL ID #560-01-00-001 IS CURRENTLY ZONED MS (MUSEUM SUPPORT); THE 50' STRIPE LOCATED IN JAMES CITY COUNTY, PARCEL ID #5020100097 IS ZONED B1, GENERAL BUSINESS.
5. ADJACENT PROPERTY BEING ADJUSTED, JAMES CITY COUNTY PARCEL ID #4130640001 IS CURRENTLY ZONED B1, GENERAL BUSINESS.
6. SEE AREA TABULATION FOR AREAS WITHIN EACH JURISDICTIONS, AREAS OF ADJUSTMENT AND TOTAL AREAS.
7. WICKRE STREET VACATED, CITY OF WILLIAMSBURG ORDINANCE NO. 749, DEED BOOK 79, PAGE 521-523; AND SECOND AVENUE VACATED, JAMES CITY COUNTY ORDINANCE NO. 176, DEED BOOK 351, PAGE 827-828.
8. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
9. PROPERTIES LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0143D, MAP REVISED DATE DECEMBER 16, 2015.
10. PORTIONS OF THESE PROPERTIES MAY CONTAIN CHESAPEAKE BAY RESOURCE PROTECTION AREAS (RPA'S) AND RESOURCE MANAGEMENT AREAS (RMA'S) AS DEFINED BY THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY - NO PROPOSED DEVELOPMENT OR LAND DISTURBING ACTIVITIES ARE PLANNED.
11. WETLANDS AND LAND WITHIN THE 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.
12. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
13. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY CODE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. THE VARIABLE WIDTH WATERLINE EASEMENT FOR THE CITY OF WILLIAMSBURG SHOWN ON LOT 1-A IS FOR THE BENEFIT OF LOT 1-B (SEE DETAIL, SHEET 3 OF 3). UPON THE DEVELOPMENT OF LOT 1-B THE OWNER / DEVELOPER IS RESPONSIBLE TO CONSTRUCT THE WATER LINE ACROSS LOT 1-A INTO LOT 1-B. THIS EASEMENT AREA IS HEREBY RESERVED AND IS TO REMAIN IN AN UNDISTURBED STATE UNTIL THE DEVELOPMENT OF LOT 1-B BEGINS.
16. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THE 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.



VICINITY MAP SCALE 1"=2000'

AREA TABULATION:

EXISTING/OLD AREAS:

Table with 3 columns: Description, Area (S.F.), Area (Acres). Includes Brafford Tract - Lot 1, Existing Area of James City County Parcel ID #413064001, and Total Existing Area of Subdivision and Boundary Line Adjustment.

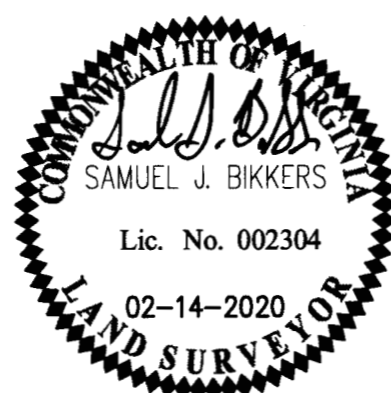
NEW AREAS:

Table with 3 columns: Description, Area (S.F.), Area (Acres). Includes Brafford Tract Lot 1-A, Brafford Tract Lot 1-B, and Total New Area of Subdivision and Boundary Line Adjustment.

3 Large Small Plat(s) Recorded herewith as # 200011516

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 28 DAY OF July, 2020 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 3:10 AM (PM) INSTRUMENT # 200011516 TESTE: MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By. Includes EASEMENT REFERENCES FROM TITLE REPORT and ADDRESSED JCC COMMENTS.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

JCC Case No. S-19-0108 SUBDIVISION PLAT THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B AND BOUNDARY LINE ADJUSTMENT PLAT BETWEEN JAMES CITY COUNTY PARCEL I.D. #4130640001 AND CITY OF WILLIAMSBURG PARCEL I.D. # 560-01-00-001 FOR THE COLONIAL WILLIAMSBURG FOUNDATION CITY OF WILLIAMSBURG / ROBERTS DISTRICT, JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA Project Number: W10601-00 Scale: NOTED Date: 10-14-2019 Sheet Number 1 OF 3