

200011516

203217

BRAFFORD TRACT - LOT 1-A

TOTAL AREA= 598,204 S.F. 13.7329 ACRES WITHIN CITY OF WILLIAMSBURG = 13.3882 AC. WITHIN JAMES CITY COUNTY = 0.3447 AC.

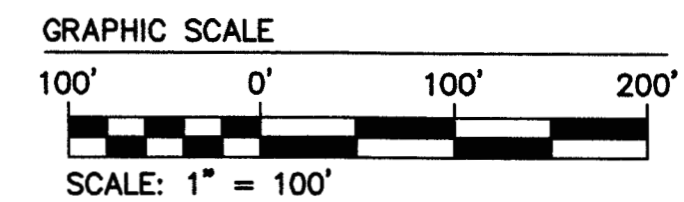
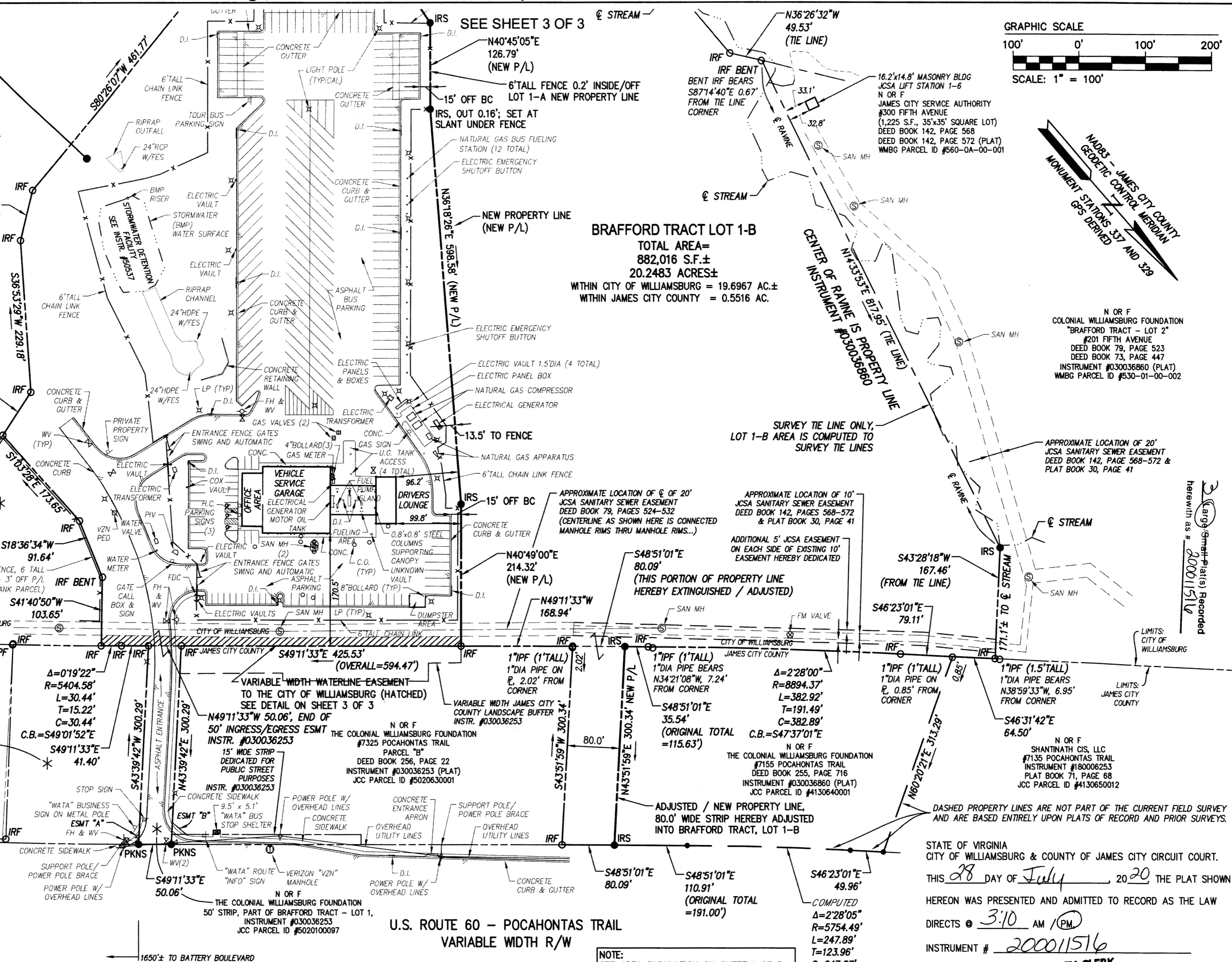
N OR F QUARTERPATH WILLIAMSBURG, LLC "REMAINDER OF RESIDUAL PARCEL B" #4200 BATTERY BOULEVARD INSTRUMENT #140706 INSTRUMENT #140705 (PLAT) INSTRUMENT #042128 (PLAT) WMBG PARCEL ID #590-03-03-B

N OR F CITY OF WILLIAMSBURG "WATER TANK SITE" #7243 POCAHONTAS TRAIL INSTRUMENT #101686 INSTRUMENT #100024363 (PLAT) WMBG PARCEL ID #561-12-00-01

N OR F THE COLONIAL WILLIAMSBURG FOUNDATION #7235 POCAHONTAS TRAIL PARCEL "A" DEED BOOK 256, PAGE 22 INSTRUMENT #030036253 (PLAT) JCC PARCEL ID #502062009

NOTE: EASEMENT "A" AND EASEMENT "B" ARE PRIVATE DRIVE EASEMENTS PER INSTRUMENT #030036253. PROPERTY IS SUBJECT TO VIRGINIA ELECTRIC POWER EASEMENTS GRANTED IN D.B. 138, PG. 627 AND INSTR. #041901. PROPERTY IS SUBJECT TO WATER PIPELINE EASEMENT GRANTED IN INSTR. #05191 AND INSTR. #050192.

NOTE: SEE SHEET 3 OF 3 FOR LEGEND.



NAD83 - JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN MONUMENT STATIONS 337 AND 329

N OR F COLONIAL WILLIAMSBURG FOUNDATION "BRAFFORD TRACT - LOT 2" #201 FIFTH AVENUE DEED BOOK 79, PAGE 523 DEED BOOK 73, PAGE 447 INSTRUMENT #030036860 (PLAT) WMBG PARCEL ID #530-01-00-002

APPROXIMATE LOCATION OF 20' JCSA SANITARY SEWER EASEMENT DEED BOOK 142, PAGE 568-572 & PLAT BOOK 30, PAGE 41

APPROXIMATE LOCATION OF 10' JCSA SANITARY SEWER EASEMENT DEED BOOK 79, PAGES 524-532 & PLAT BOOK 30, PAGE 41

ADDITIONAL 5' JCSA EASEMENT ON EACH SIDE OF EXISTING 10' EASEMENT HEREBY DEDICATED

APPROXIMATE LOCATION OF 10' JCSA SANITARY SEWER EASEMENT DEED BOOK 79, PAGES 524-532 & PLAT BOOK 30, PAGE 41

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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



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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

Table with Project Contacts: SJB / CMA, Project Number: W10601-00, Scale: 1" = 100', Date: 10-14-2019, Sheet Number: 2 OF 3

Table with columns: Rev., Date, Description, Revised By. Row 1: 2, 2-10-2020, EASEMENT REFERENCES FROM TITLE REPORT, SJB. Row 2: 1, 2-10-2020, ADDRESSED JCC COMMENTS, SJB.

3 Large Small Plat(s) Recorded herewith as 203217

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