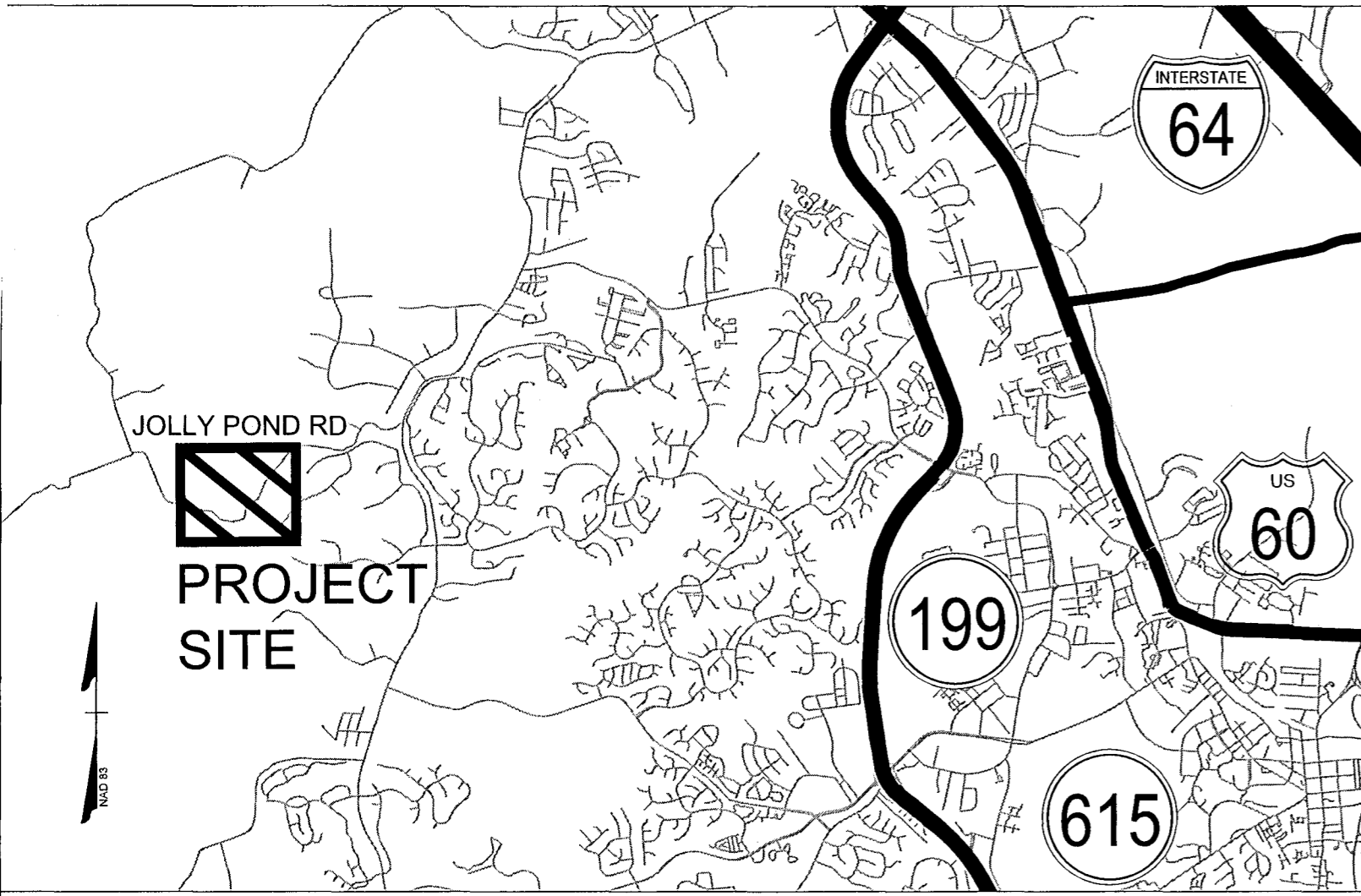


210000735



VICINITY MAP 1" = 5000'

PROPERTY INFORMATION:

ADDRESS: 2900 JOLLY POND ROAD  
JAMES CITY COUNTY, VIRGINIA 23187  
TOTAL DISTURBED AREA: 0.17 ACRES (7,300 SF)  
NEW IMPERVIOUS AREA: 0.18 ACRES  
PARCEL ID: 3520100007 / 3610100001  
ZONING DISTRICT: A-1 (GENERAL AGRICULTURE)

GENERAL NOTES:

1. ALL PARCELS ARE ZONED A-1, GENERAL AGRICULTURE.
2. REFER TO SP-20-0050 FOR DEVELOPMENT OF SITE.
3. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
4. THIS SITE IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA BASED ON FLOOD INSURANCE RATE MAP 51095C0112D, EFFECTIVE 12/16/15.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

THIS DRAWING PREPARED AT THE  
 TIMMONS GROUP  
 4260 W. BRIDGE PL  
 JAMES CITY, VA 23187  
 TEL: 804-458-8686 FAX: 804-751-0798 WWW.TIMMONS.COM  
 Technology  
 Infrastructure  
 Residential  
 Site Development

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS S-20-0047 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

11/13/20  
DATE

*[Signature]*  
SIGNATURE

William C. Kane Jr.  
NAME PRINTED

11/13/20  
DATE

*[Signature]*  
SIGNATURE

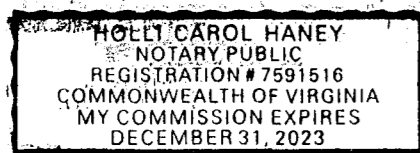
ANGELIA KENNEDY KANE  
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF James City  
I, Holly Haney, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.  
GIVEN UNDER MY HAND THIS 13<sup>th</sup> DAY OF November (YEAR) 2020

*[Signature]*  
SIGNATURE

MY COMMISSION EXPIRES: 12/31/2023  
NOTARY REGISTRATION NUMBER: 7591516



CERTIFICATE OF APPROVAL:

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

16 Nov 2020  
DATE

*[Signature]*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

18 Nov 2020  
DATE

*[Signature]*  
SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ANGELIA K. & WILLIAM C. KANE JR. TRUSTEE TO THE COUNTY OF JAMES CITY BY DEED DATED OCTOBER 12, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT #130012310

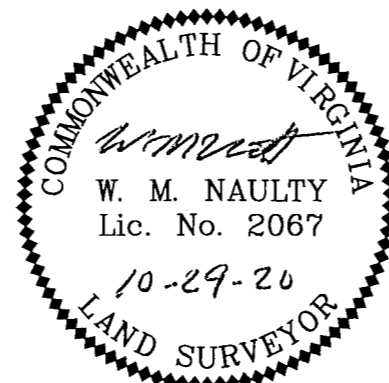
ENGINEER OR SURVEYOR'S CERTIFICATE:

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.

OCTOBER 29, 2020  
DATE

*[Signature]*  
SIGNATURE

W.M. NAULTY  
NAME PRINTED



NOTE:  
THE EXISTING 30' PRESCRIPTIVE RIGHT OF WAY REMAINING ON THE KANE PROPERTIES, PID # 3610100001 & PID # 3520100007, SHALL BE ABANDONED AND VACATED UPON RECORDATION OF THIS PLAT.

2 (Large/Small Plat(s) Recorded  
herewith as # 210000735

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 12, 2021  
at 1:44 AM PM, PG  
Document # 210000735  
MONA A. FOLEY, CLERK  
*[Signature]*, Clerk

PLAT SHOWING  
R/W DEDICATION ON PID:  
#3610100001 & PID: #3520100007 &  
A 10' PERMANENT VDOT DRAINAGE  
EASEMENT ON PID: #3520100007

POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

This survey was prepared without the benefit of a title binder and may therefore not show all existing easements or other pertinent facts which may affect the property.

DATE: October 29, 2020	SCALE: N/A
SHEET 1 OF 2	J.N.: 37261.007-903
DRAWN BY: B. Doran	CHECK BY: W.M. Naulty

TIMMONS GROUP

210000735

2 Large Small Plat(s) Recorded  
herewith as # 210000735

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
January 12, 2021  
at 1:44 AM (PM) PB PG  
Document # 210000735  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



N/F  
KANE, WILLIAM C JR.  
TRUSTEE & ANGELIA  
PID: #3030100007  
INST. #130012310

N: 3636717.92  
E: 11972312.77

N/F  
TIMOTHY P. SCHMIDT  
PID: #3610100013  
INST. #180004976

N: 3636665.71  
E: 11972330.83

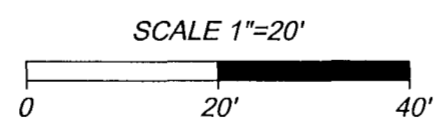
R/W DEDICATION  
0.012 ACRES  
523 S.F.

N/F  
KANE, WILLIAM C JR.  
TRUSTEE & ANGELIA  
PID: #3610100001  
INST. #130012310  
(8.00± ACRES)

R/W DEDICATION  
0.070 ACRES  
3,049 S.F.

N/F  
KANE, WILLIAM C JR.  
TRUSTEE & ANGELIA  
PID: #3610100001  
INST. #130012310  
(8.00± ACRES)

NOTE: THE EXISTING 30'  
PRESCRIPTIVE RIGHT OF WAY  
REMAINING ON THE KANE  
PROPERTY, PID # 3610100001,  
SHALL BE ABANDONED AND  
VACATED UPON  
RECORDATION OF THIS PLAT.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	451.00'	19.26'	9.63'	2°26'46"	S23°44'01"W	19.25'
C2	370.00'	55.22'	27.66'	8°33'02"	N26°11'26"E	55.17'
C3	491.00'	69.86'	34.99'	8°09'06"	N25°31'12"E	69.80'
C4	400.00'	34.87'	17.45'	4°59'43"	S24°24'48"W	34.86'

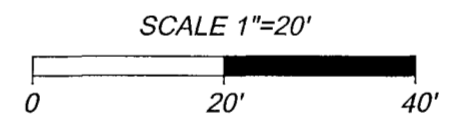
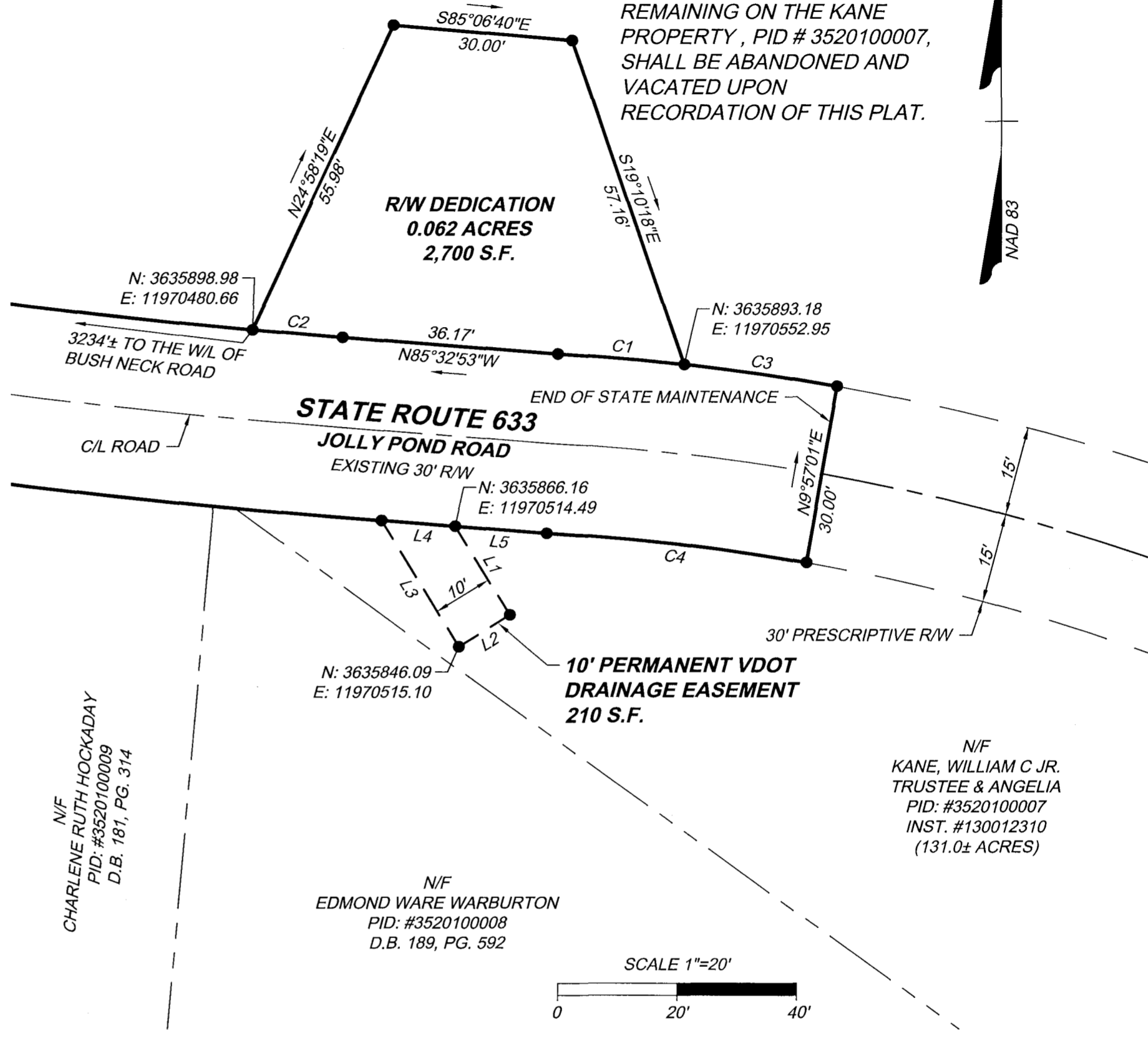
LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°33'03"E	61.98'

PID: #3610100001 ORIGINAL 8.00± ACRES  
R/W DEDICATION LESS 0.082 ACRES  
PID: #3610100001 REMAINING 7.92± ACRES

N/F  
KANE, WILLIAM C JR.  
TRUSTEE & ANGELIA  
PID: #3520100007  
INST. #130012310  
(131.0± ACRES)

PID: #3520100007 ORIGINAL 131.00± ACRES  
R/W DEDICATION LESS 0.062 ACRES  
PID: #3520100007 REMAINING 130.94± ACRES

NOTE: THE EXISTING 30'  
PRESCRIPTIVE RIGHT OF WAY  
REMAINING ON THE KANE  
PROPERTY, PID # 3520100007,  
SHALL BE ABANDONED AND  
VACATED UPON  
RECORDATION OF THIS PLAT.



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	393.47'	21.23'	10.62'	3°05'31"	N85°21'23"W	21.23'
C2	1198.74'	15.13'	7.56'	0°43'23"	N85°11'11"W	15.13'
C3	393.47'	25.83'	12.92'	3°45'39"	N81°55'48"W	25.82'
C4	363.47'	43.82'	21.94'	6°54'28"	N83°30'12"W	43.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S31°35'47"E	17.41'
L2	S58°24'13"W	10.00'
L3	N31°35'47"W	24.69'
L4	S85°32'53"E	12.37'
L5	S85°32'53"E	15.37'

N/F - NOW OR FORMERLY  
S.F. - SQUARE FOOT  
R/W - RIGHT OF WAY  
INST. - INSTRUMENT  
C/L - CENTERLINE  
D.B. - DEED BOOK  
PG. - PAGE



PLAT SHOWING  
**R/W DEDICATION ON PID:  
#3610100001 & PID: #3520100007 &  
A 10' PERMANENT VDOT DRAINAGE  
EASEMENT ON PID: #3520100007**

POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

This survey was prepared without the benefit of  
a title binder and may therefore not show all  
existing easements or other pertinent facts  
which may affect the property.

DATE: October 29, 2020	SCALE: 1"=20'
SHEET 2 OF 2	J.N.:37261.007-903
DRAWN BY: J. Livingston	CHECK BY: W.M. Naulty

THIS DRAWING PREPARED AT THE  
TIMMONS GROUP, INC. OFFICE  
4701 Queens Way, Suite 300, Prince George, VA 23875  
TEL 804.541.6600 FAX 804.458.1511 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**

Site Development Residential Infrastructure Technology