

210013987

CERTIFICATION OF SOURCE OF TITLE

JAMES CITY COUNTY PARCEL ID #4410100001

THE PROPERTY SHOWN ON THIS PLAT AS PARCEL '3', THE POWHATAN HUNT CLUB, WAS CONVEYED BY EUGENE G. BOWLES, JR., W. ASHBY JONES III, WILLIAM B. POWER, DAVID P. REYNOLDS, J. KENNETH TIMMONS AND WILLIAM L. ZIMMER, III, TO POWHATAN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED AUGUST 31, 1979 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 NOVEMBER 29, 1979 IN DEED BOOK 199, PAGES 576-580.

REFERENCE:

THIS CONVEYANCE IS MADE SUBJECT TO AN EASEMENT FOR A ROAD RUNNING IN A WESTERLY DIRECTION FROM STATE ROUTE 613 TO PARCEL '4' AND DESIGNATED AS A "50' ROAD EASEMENT" AND A "VAR. WIDTH ROAD ESMT", SAID ROAD EASEMENT CROSSES PARCEL '3' AS SHOWN ON "PLAT SHOWING A PORTION OF THE POWHATAN HUNT CLUB" RECORDED IN PLAT BOOK 35, PAGES 94 THROUGH 97.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS PARCEL 'G', THE POWHATAN HUNT CLUB IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR: POWHATAN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP

BY: J. Kenneth Timmons, Jr. 6/17/21 DATE
J. Kenneth Timmons, Jr. Manager PRINTED NAME: TITLE:

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Henrico

I, Elizabeth Griffin 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 17 DAY OF June, 2021

MY COMMISSION EXPIRES Nov 30, 2023

Elizabeth Griffin NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7841998



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 BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers, L.S. #002304 05-06-2021 DATE

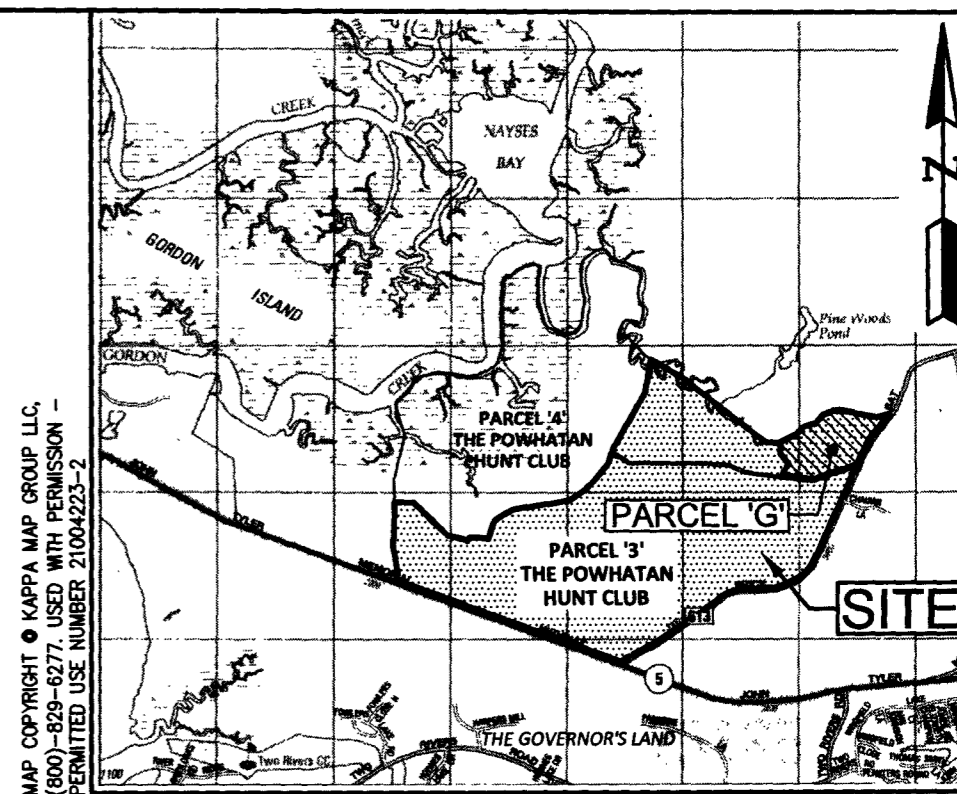
CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation 8 June 2021 DATE
Subdivision Agent of James City County 16 July 2021 DATE

GENERAL NOTES:

- 1. THIS PLAT IS BASED UPON A CURRENT FIELD SURVEY, DEEDS AND PLATS OF RECORD. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. PARCEL 3 IS CURRENTLY DESIGNATED AS TAX PARCEL ID #4410100001.
3. PARCEL 3 IS CURRENTLY ADDRESSED AS #2150 JOHN TYLER HIGHWAY.
4. PARCEL 3 IS CURRENTLY ZONED GENERAL AGRICULTURAL DISTRICT, A-1.
5. THE SUBJECT PROPERTY, PARCEL 'G' IS BEING SUBDIVIDED OUT OF PARCEL '3', THE POWHATAN HUNT CLUB; RECORDED IN PLAT BOOK 35, PAGE 94 THROUGH 97.
6. THE PROPERTY LIES IN FLOOD ZONE AE (EL7), BASE FLOOD ELEVATION DETERMINED [DATUM NAVD88] AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51095C0114D, MAP REVISED DATE DECEMBER 16, 2015.
7. 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.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
10. ON-SITE SEWAGE DISPOSAL SYSTEM SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
11. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
12. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY.
13. NEW MONUMENTS TO BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY CODE.
14. PARCEL 'G' LIES DOWN STREAM OF A DAM IMPOUNDMENT AREA. HOWEVER, THE AREA DOES NOT LIE WITHIN A MAPPED DAM BREAK INUNDATION ZONE AS SHOWN BY JCC GIS.
15. SETBACK LINES PER THE CURRENT JAMES CITY COUNTY ZONING ORDINANCE ARE: FRONT = 75' (100' FROM CENTERLINE OF ROAD), SIDE = 15' AND REAR = 35'.
16. THE 10' RIGHT-OF-WAY (R/W) DEDICATION ALONG BRICK BAT ROAD SHALL BE DEDICATED FOR PUBLIC USE.
17. PARCEL 'G' DRIVEWAY TO HAVE INGRESS AND EGRESS ACCESS TO AND FROM/WITHIN THE EXISTING 50' ROAD EASEMENT (P.B. 35, PG'S. 94-97) TO ACCESS BRICK BAT ROAD.
18. THE WETLANDS WERE DELINEATED BY ROTH ENVIRONMENTAL, LLC AS SHOWN ON A WETLAND DELINEATION FIELD MAP DATED NOVEMBER 23, 2020. THE WETLANDS WERE FIELD LOCATED BY AES CONSULTING ENGINEERS ON DECEMBER 23, 2020 AND ON JANUARY 4 & 5, 2021.



VICINITY MAP SCALE 1" = 3000'

AREA TABULATION:

Table with 3 columns: Description, Area in Square Feet, Area in Acres. Includes rows for Old Area of Parcel '3', Area of 10' Right-of-Way Dedication, Area of Parcel 'G' Subdivision, and New Area of Parcel '3'.

INDEX OF SHEETS:

Table with 2 columns: Sheet No., Sheet Description. Lists sheets 1 through 4, including cover sheet and boundary details.

HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 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 ONSITE SOIL EVALUATOR (OSE) 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: ADAM C. HERMAN, AOSE #1940001109. 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 DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

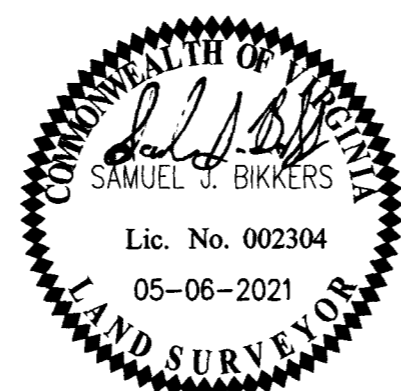
Donna Bueckle 6/7/21 DATE
Virginia Department of Health

4 Large/Small Plat(s) Recorded herewith as # 210013987

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12th DAY OF July, 2021, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 11:19 AM / PM, INSTRUMENT # 210013987 TESTE: V. J. Foley, DC MONA A. FOLEY, CLERK

REF: JCC CASE NO. S-20-0048

Revision table with columns: Rev., Date, Description, Revised By. Includes one revision dated 5-6-2021 for JFS/CMA.

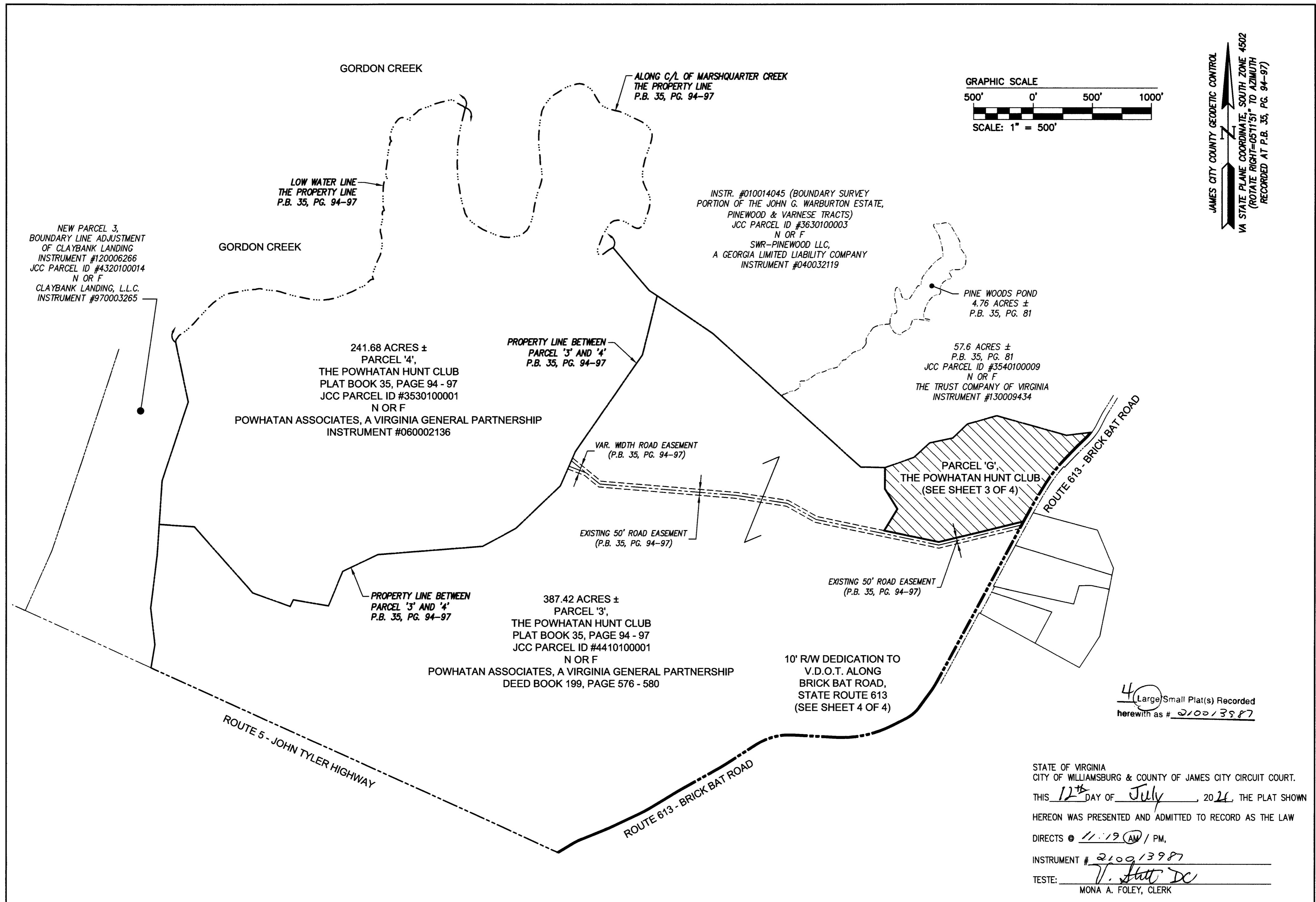


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 253-0040, www.aesva.com

PLAT OF SUBDIVISION PARCEL 'G', THE POWHATAN HUNT CLUB OWNED BY POWHATAN ASSOCIATES. Includes location: POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA.

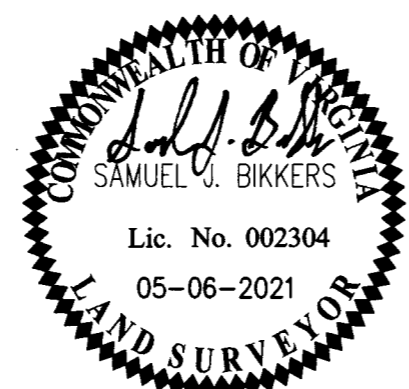
Project Contacts: SJB / CMA, Project Number: W10644-00, Scale: NOTED, Date: 09-29-2020, Sheet Number: 1 OF 4

Vertical text on the left margin: S:\JCC\2021\0044 - Brick Bat Road Subdivision\00 - Subdivision 20 June 2021\0044-00-Subdivision\0044-00-Subdivision.dwg, 6/22/21 7:58:51 AM, SamBickers



S:\2024\1044 - Brick Bat Road Subdivision\05 - Subdivision 28 Area Plats\Survey\Plat\Plat1044-05-Subdiv\Plat1044-05-Subdiv.dwg, 07/2024 8:02:07 AM, Sam Bikkers

| Rev. | Date     | Description              | JFS/CMA<br>Revised By |
|------|----------|--------------------------|-----------------------|
| 1    | 5-6-2021 | REVISED PER JCC COMMENTS | JFS/CMA               |



**AES**  
CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-20-0048

**PLAT OF SUBDIVISION**

**PARCEL 'G', THE POWHATAN HUNT CLUB**

**OWNED BY POWHATAN ASSOCIATES**

POWHATAN DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts: SJB / CMA  
Project Number: W10644-00  
Scale: 1" = 500'      Date: 09-29-2020  
Sheet Number  
**2 OF 4**





| CURVE TABLE |           |          |         |         |         |               |
|-------------|-----------|----------|---------|---------|---------|---------------|
| CURVE #     | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD   | CHORD BEARING |
| C9          | 8°14'07"  | 889.00'  | 127.78' | 64.00'  | 127.67' | S27°25'06"W   |
| C10         | 8°14'07"  | 879.00'  | 126.34' | 63.28'  | 126.23' | S27°25'06"W   |
| C11         | 26°43'51" | 294.62'  | 137.45' | 70.00'  | 136.21' | S44°54'05"W   |
| C12         | 26°43'51" | 284.62'  | 132.79' | 67.62'  | 131.59' | S44°54'05"W   |
| C13         | 29°29'02" | 940.37'  | 483.91' | 247.44' | 478.58' | S73°00'31"W   |
| C14         | 29°29'02" | 930.37'  | 478.76' | 244.81' | 473.50' | S73°00'31"W   |
| C15         | 35°34'42" | 509.47'  | 316.36' | 163.47' | 311.30' | S69°57'41"W   |
| C16         | 35°34'42" | 519.47'  | 322.57' | 166.68' | 317.41' | S69°57'41"W   |
| C17         | 3°41'33"  | 1216.37' | 78.39'  | 39.21'  | 78.38'  | S54°01'07"W   |
| C18         | 3°41'33"  | 1206.37' | 77.75'  | 38.89'  | 77.73'  | S54°01'07"W   |
| C19         | 2°10'36"  | 2661.96' | 101.13' | 50.57'  | 101.12' | S54°46'35"W   |
| C20         | 2°10'36"  | 2671.96' | 101.51' | 50.76'  | 101.50' | S54°46'35"W   |
| C21         | 6°02'39"  | 1043.07' | 110.03' | 55.07'  | 109.98' | S56°42'37"W   |
| C22         | 6°02'39"  | 1033.07' | 108.98' | 54.54'  | 108.93' | S56°42'37"W   |
| C23         | 3°28'33"  | 1195.94' | 72.55'  | 36.29'  | 72.54'  | S61°28'13"W   |
| C24         | 3°28'33"  | 1185.94' | 71.94'  | 35.98'  | 71.93'  | S61°28'13"W   |
| C25         | 9°32'00"  | 652.17'  | 108.51' | 54.38'  | 108.39' | S58°26'29"W   |
| C26         | 9°32'00"  | 662.17'  | 110.18' | 55.22'  | 110.05' | S58°26'29"W   |

EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED

EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED

EXISTING WATER FEATURE PER JCC GIS, NOT VERIFIED

**PARCEL '3'**  
 OLD AREA= 16,875,934 S.F. ±  
 387.418 ACRES ±  
 NEW AREA= 15,703,499 S.F. ±  
 360.5026 ACRES ±  
 JCC PARCEL ID #4410100001

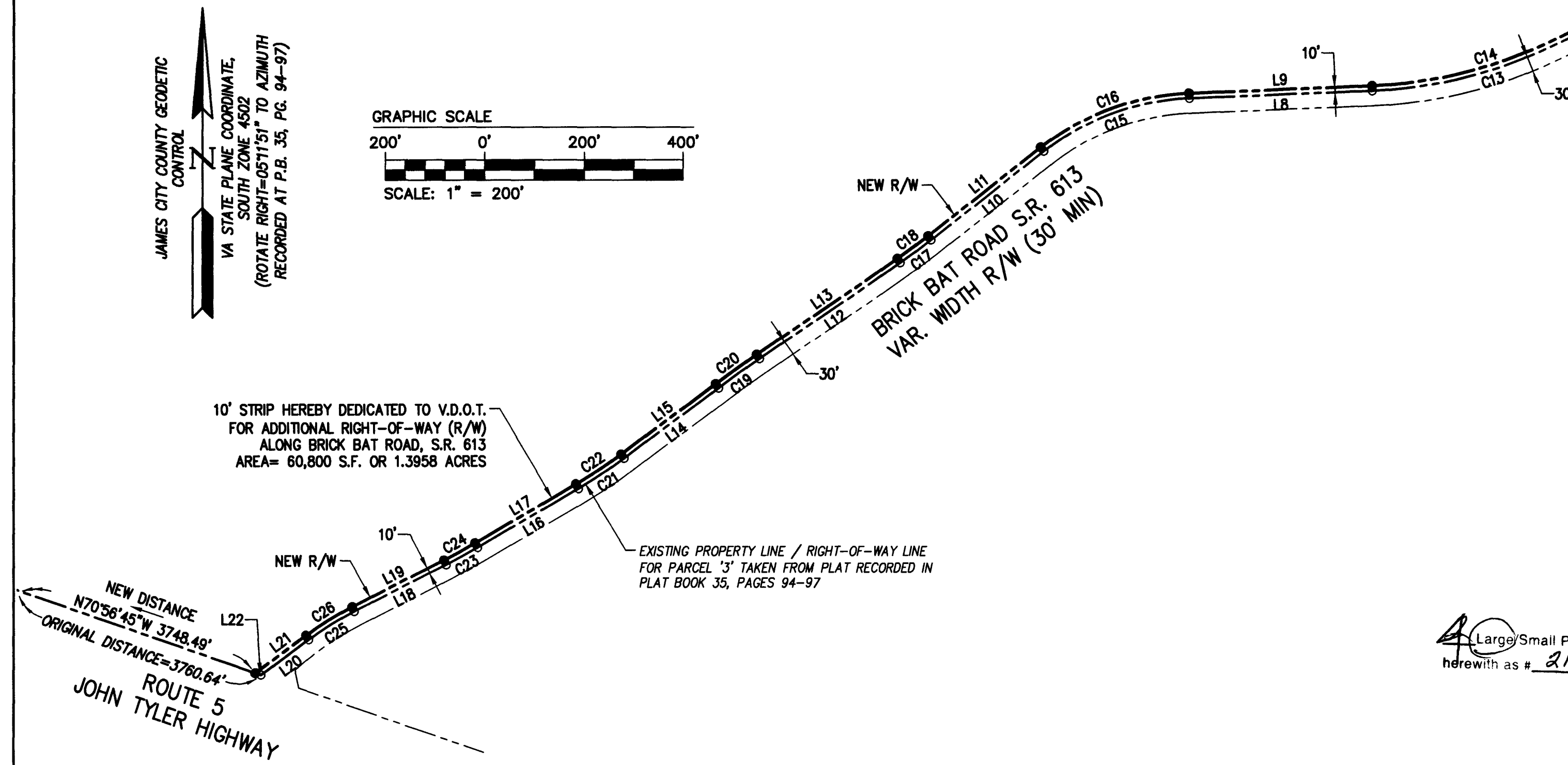
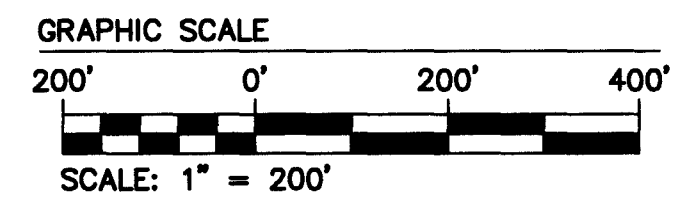
SEE SHEET 3

10' STRIP HEREBY DEDICATED TO V.D.O.T. FOR ADDITIONAL RIGHT-OF-WAY (R/W) ALONG BRICK BAT ROAD, S.R. 613 AREA= 60,800 S.F. OR 1.3958 ACRES

EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE FOR PARCEL '3' TAKEN FROM PLAT RECORDED IN PLAT BOOK 35, PAGES 94-97

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L4         | S31°32'09"W | 141.22' |
| L5         | S31°32'09"W | 141.22' |
| L6         | S58°16'00"W | 141.22' |
| L7         | S58°16'00"W | 141.22' |
| L8         | S87°45'02"W | 370.66' |
| L9         | S87°45'02"W | 370.66' |
| L10        | S52°10'20"W | 289.77' |
| L11        | S52°10'20"W | 289.77' |
| L12        | S55°51'53"W | 342.11' |
| L13        | S55°51'53"W | 342.11' |
| L14        | S53°41'17"W | 237.98' |
| L15        | S53°41'17"W | 237.98' |
| L16        | S59°43'56"W | 233.81' |
| L17        | S59°43'56"W | 233.81' |
| L18        | S63°12'29"W | 207.14' |
| L19        | S63°12'29"W | 207.14' |
| L20        | S53°40'29"W | 119.75' |
| L21        | S53°40'29"W | 126.65' |
| L22        | N70°56'45"W | 12.15'  |

JAMES CITY COUNTY GEODETIC CONTROL  
 VA STATE PLANE COORDINATE,  
 SOUTH ZONE 4502  
 (ROTATE RIGHT=051°15' TO AZIMUTH  
 RECORDED AT P.B. 35, PG. 94-97)



10' STRIP HEREBY DEDICATED TO V.D.O.T. FOR ADDITIONAL RIGHT-OF-WAY (R/W) ALONG BRICK BAT ROAD, S.R. 613 AREA= 60,800 S.F. OR 1.3958 ACRES

EXISTING PROPERTY LINE / RIGHT-OF-WAY LINE FOR PARCEL '3' TAKEN FROM PLAT RECORDED IN PLAT BOOK 35, PAGES 94-97

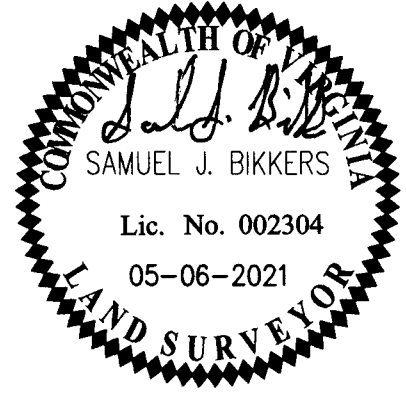
NEW DISTANCE N70°56'45"W 3748.49'  
 ORIGINAL DISTANCE=3760.64'  
 ROUTE 5  
 JOHN TYLER HIGHWAY

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
 THIS 12th DAY OF July, 2021, THE PLAT SHOWN  
 HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
 DIRECTS @ 11:19 AM / PM,  
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 TESTE: *V. H. DC*  
 MONA A. FOLEY, CLERK

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| Rev. | Date     | Description              | Revised By |
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PLAT OF SUBDIVISION  
**PARCEL 'G', THE POWHATAN HUNT CLUB**  
 OWNED BY POWHATAN ASSOCIATES  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / CMA  
 Project Number: W10644-00  
 Scale: 1" = 200'  
 Date: 09-29-2020  
 Sheet Number  
**4 OF 4**

S:\JCS\10644 - Brick Bat Road Subdivision\100 - Subdivision\35 Ave Parcel\Survey\Parcels\10644-00-Sub\Plat01.dwg, 8/7/2021 8:00:31 AM, Ben Blum