

INSTRUMENT 210014557

RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON

JULY 19, 2021 AT 12:48 PM

\$2710.00 GRANTOR TAX WAS PAID AS

REQUIRED BY SEC 58.1-802 OF THE VA. CODE

STATE: \$1355.00 LOCAL: \$1355.00

MONA A. FOLEY, CLERK

RECORDED BY: EEO

OWNER'S CONSENT & DEDICATION
THIS SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER AND PARTICIPATORS
TITLE TO THE LAND SHOWN HEREON IS VESTED IN VENTURE PROPERTIES II
IN THE CLERK'S OFFICE OF JAMES CITY COUNTY, VIRGINIA (PLEASE reference right of way)

BY: *Paul C. Small*

STATE OF VIRGINIA
I, *Paul C. Small*, NOTARY PUBLIC, DO CERTIFY THAT THE FOREGOING INSTRUMENTS ARE STORED TO THE FOREGOING WRITING NAME AND ACKNOWLEDGED THE SAID INSTRUMENTS IN MY CITY AND STATE OFFICES.

GIVEN UNDER MY HAND THIS 7 DAY OF August, 1986.

MY COMMISSION EXPIRES January 29, 1989.

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE DAY OF 19 DAY OF Aug, 1986, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TEXT: *None*
FLAT BOOK 43 PAGE 49

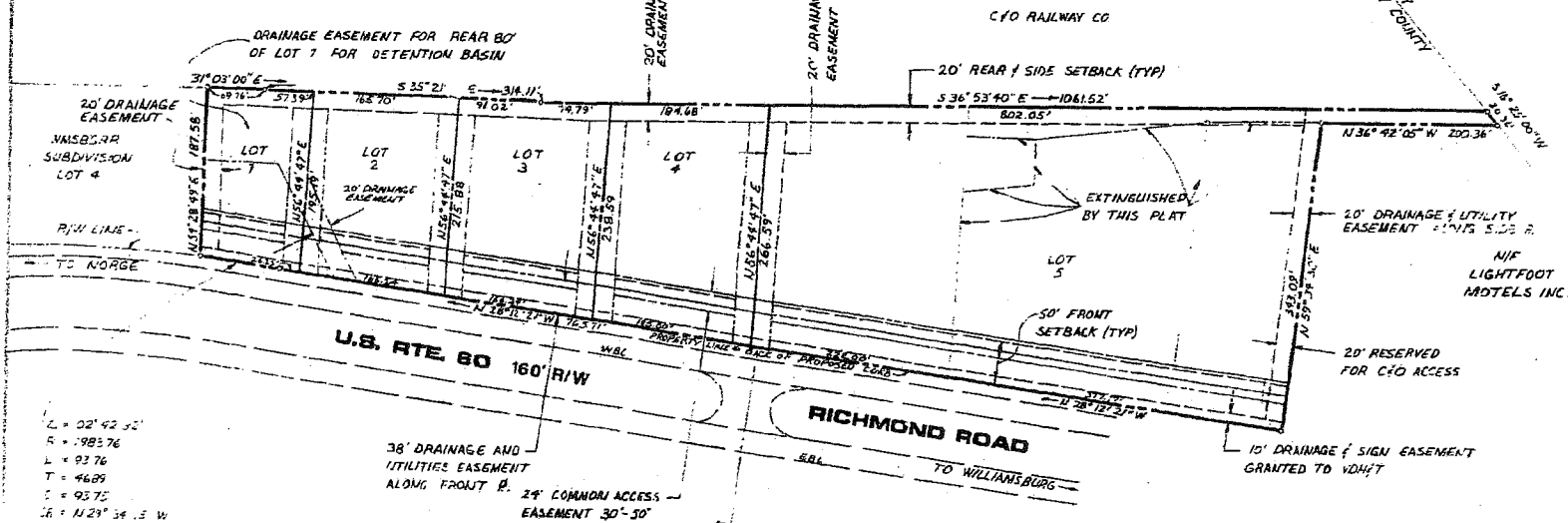
CERTIFICATE OF APPROVAL
THIS SUBDIVISION KNOWN AS Venture Properties II Subdivision IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

DATE 8-8-86 *W. G. H. H.* HIGHWAY ENGINEER
FILE 8-7-36 *E. B. R.* HEALTH OFFICER
DATE 8/18/86 *Paul C. Small* ACCEPT OF GOVERNING BODY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISION WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 18th DAY OF August, 1986.

BY: *Paul C. Small*
PAUL C. SMALL, P.E., C.E.S.



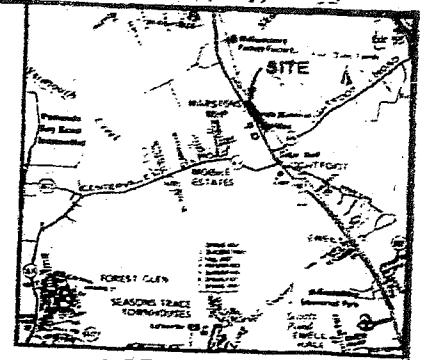
2 = 02° 42' 32"
R = 198376
L = 9376
T = 4689
C = 9372
26 = N 21° 34' E W

38' DRAINAGE AND UTILITIES EASEMENT ALONG FRONT P.

24' COMMON ACCESS EASEMENT 30'-50' FROM R WITH 4'-10' INGRESS-EGRESS EASEMENTS

NOTE: DRAINAGE EASEMENTS GRANTED TO JAMES CITY COUNTY & VENTURE PROPERTIES II & THEIR SUCCESSORS. UTILITY EASEMENTS GRANTED TO JAMES CITY SERVICE AUTHORITY, JAMES CITY COUNTY & VENTURE PROPERTIES II & THEIR SUCCESSORS.

- PLAT 1 PLAT OF PROPOSED SALE OF C60 PROPERTY TO VENTURE PROPERTIES II.
- PLAT 2 PLAT OF PROPOSED SALE OF C60 PROPERTY (TO THE REAR OF PETTIT EST., BENSON & TALLIAFERRO PROPERTIES) TO VENTURE PROPERTIES II.
- PLAT 3 PLAT OF PROPOSED SALE OF PROPERTY TO TIGER (COMMONWEALTH OF VIRGINIA) AND RELEASE OF VEHICULAR EASEMENT ON VENTURE PROPERTIES II PROPERTY.
- PLAT 4 SUBDIVISION OF PROPERTIES ACQUIRED IN PLATS 1, 2 & 3.



SOURCE OF TITLE
THE LAND EMBRACED WITHIN THIS SUBDIVISION WAS CONVEYED TO VENTURE PROPERTIES II, A VIRGINIA GENERAL PARTNERSHIP AS FOLLOWS
FROM CHESAPEAKE & OHIO RAILWAY CO DB 291 PG 321
PETTIT ESTATE DB 292 PG 619
BENSON DB 291 PG 537
TALLIAFERRO DB 291 PG 539
CHESAPEAKE & OHIO RAILWAY CO DB 291 PG 321
V.D.H.F. DB 34 PG 363

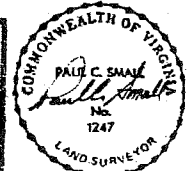
LAND SUMMARY

FARCEL	AREA
1	23,368 S.F. = 0.537 AC.
2	39,037 S.F. = 0.901 AC.
3	37,546 S.F. = 0.864 AC.
4	46,556 S.F. = 1.064 AC.
5	189,363 S.F. = 4.347 AC.
TOTAL	335,869 S.F. = 7.692 AC.



AES a professional corporation
1761 Jamestown Road, Williamsburg, Va. 23185
804-253-0041
Engineering Planning Surveying

PLAT OF
VENTURE PROPERTIES II
SUBDIVISION
OWNER/DEVELOPER: VENTURE PROPERTIES II,
A VIRGINIA GENERAL PARTNERSHIP
JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION	COMMENT	NO.
1	8-8-86			

REC'D DATE
RAC HCB
524 P
1700S
MAY 1986
6217
PLAT 4

DB 312-275

43-49