



PHASE I ARCHAEOLOGICAL SURVEY OF THE CARR'S HILL TRACT. (APPROXIMATE LIMITS AND REFERENCE NUMBER (TYP.)) VDHR FILE #2005-1227 DATED MAY, 2006.

FUTURE DEVELOPMENT

PARCEL 1C
CHPP LLC
(POWELL PLANTATION PHASE 1 DEVELOPMENT PLAN)
#110 ANNABELLE POWELL PARKWAY
GPIN: E16c-1457-0286
TAX MAP: 06-03-00-001
ZONING: R20/RC
FORMER AREA=10,866,465 S.F.±, 249.460 AC.±
(INSTR. #220015299)
NEW AREA=8,208,298 S.F.±, 188.440 AC.±

NOW OR FORMERLY
CITY OF WILLIAMSBURG
WALLER RESERVOIR
TAX MAP PARCEL # 06-00-00-004
GPIN D17d-4411-0443
DEED BOOK 62, PAGE 10
PLAT BOOK 3, PAGE 66
ZONING: RC/RR

NOW OR FORMERLY
CITY OF WILLIAMSBURG
TAX MAP PARCEL # 06-00-00-027
GPIN E16b-2885-4310
DEED BOOK 294, PAGE 739
PLAT BOOK 9, PAGE 110 A&B
ZONING: RC

EXISTING CONSERVATION EASEMENT
WILLIAMSBURG LAND CONSERVANCY
CONSERVATION EASEMENT "A" (94.43 AC.±)
INSTR. #060024287
CONSERVATION EASEMENT "B" (126.77 AC.±)
INSTR. #060024289
INSTR. #060024288 (PLAT)

SURVEY LINES ONLY!!
PROPERTY LINE IS ALONG
MEAN LOW WATER OF QUEENS CREEK
INSTR. #200001960

NOW OR FORMERLY
COLONIAL WILLIAMSBURG FOUNDATION
TAX MAP PARCEL # 06-02-00-000B
GPIN E16B-4481-3507
DEED BOOK 737, PAGE 293
PLAT BOOK 9, PAGES 35-38
ZONING: EO

Date: 02/09/24 Scale: N.T.S. Proj. No.: 9654-05 Proj. Contacts: PET/SJB



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Williamsburg, Virginia 23188
Phone: (757) 253-0040
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www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 7

ADJACENT PROPERTY OWNERS INFORMATION

- A N/F JAMIE S. AND MELANIE O. HALL
GPIN D15b-4522-4832
INSTR. #160021232
D.B. 58A, PG. 560
ZONED: R20
- B N/F WILLIAM C. & JOYCE S. WILKINS
GPIN D16d-4661-0642
D.B. 133, PG. 590
ZONED: R20
- C N/F VIRGINIA ELEC. & POWER CO.
GPIN D16d-4872-1229
D.B. 56, PG. 65
P.B. 1, PG. 547
ZONED: R20
- D N/F GORE AND ASSOC. MGT CO.
GPIN D16d-4835-1586
INSTR. #170006271
ZONED: R20
- E N/F MARVIN JONES
GPIN D16d-4951-1860
D.B. 361, PG. 189
ZONED: R20
- F N/F NANCY O. WILLIAMS WADE & FAITH F. WILLIAMS
GPIN D16d-4970-1724
W.B. 51, PG. 93
D.B. 80, PG. 462
ZONED: R20
- G N/F G SQUARE, INC
GPIN D16d-4996-1879
D.B. 1067, PG. 428
ZONED: R20
- H N/F JOSHUA W. & AMANDA R. RUNNING
GPIN D16d-4987-2017
D.B. INSTR. #160004723
ZONED: R20
- I N/F RONALD C. WALLACE, TR AND RUBY CHARMAINE GEORGE, TR
GPIN E16c-0017-2137
INSTR. #19005701
D.B. 167, PG. 735 (PLAT)
ZONED: R20
- J N/F P & M INVESTMENTS, LLC
GPIN E16c-0162-2282
INSTR. #220003359
D.B. 167, PG. 731 (PLAT)
ZONED: R20
- K N/F MARY A COOK EST.
GPIN D16d-4990-2419
D.B. 1069, PG. 881
D.B. 26, PG. 33
ZONED: R20
- L N/F OAK GROVE BAPTIST CHURCH
GPIN E16a-0413-2812
D.B. 63, PG. 84
D.B. 262, PG. 33
ZONED: R20
- M N/F SPENCER & ELIZABETH HUNT
GPIN E16c-0312-0159
INSTR. #230018202
ZONED: R20
- N N/F NVR INC
GPIN E16c-0268-0080
INSTR. 230017462
ZONED: R20
- O N/F PADMA & PRASAD MALLIPEDDI
GPIN E15a-0202-4942
INSTR. #230016957
ZONED: R20
- P N/F DAVID W & CRISANTA A. SMALL
GPIN E15a-0174-4855
INSTR. #240000470
ZONED: R20
- Q N/F ALEXANDER A. & ALURA M. ROMERO
GPIN D15b-4992-4861
INSTR. #230016207
ZONED: R20



N.T.S. (NOT TO SCALE)

NOW OR FORMERLY
TRUDY L. FLIPPIN
TAX MAP PARCEL # 10-00-00-001B
GPIN D15b-4482-4503
INSTR. # 190018332
ZONING: R20

NOW OR FORMERLY
MILLER DEVELOPMENT, LLC
TAX MAP PARCEL # 09-00-00-033
GPIN D15b-3298-4399
INSTR. #0700115215
ZONING: R20

NOW OR FORMERLY
COLONIAL WILLIAMSBURG FOUNDATION
TAX MAP PARCEL # 09B-05-00-003
GPIN D15B-4196-4006
DEED BOOK 512, PAGE 566
PLAT BOOK 10, PAGE 498
ZONING: R20

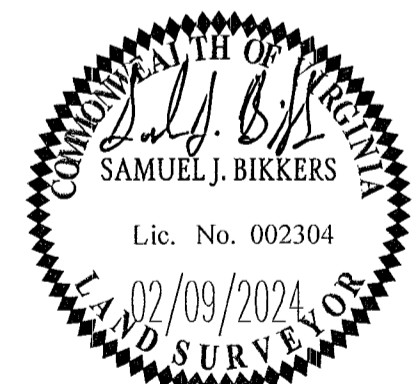
MARTHA WASHINGTON
PARKWAY 55' PUBLIC R/W

CARR'S HILL ROAD - RTE 772
50' PUBLIC R/W

FAIRFIELD WILLIAMSBURG
T.M. PARCEL # 09-02-00-004F
GPIN D15B-4587-3289
DEED BOOK 589, PAGE 306
PLAT BOOK 10, PAGE 545
ZONING: GB

PARCEL 1B
COLONIAL WILLIAMSBURG INC.
1025 BYPASS ROAD
TAX MAP PARCEL #10-00-00-003
GPIN E15a-2494-3890
INSTR. #200001960
DEED BOOK 108, PAGE 24
PLAT BOOK 5, PAGE 222
PLAT BOOK 9, PAGE 578-579
ZONING: RC

PARCEL 1B
COLONIAL WILLIAMSBURG FOUNDATION
TAX MAP PARCEL #06-03-00-001B
GPIN E15b-2598-3804
INSTR. #200001960
DEED BOOK 363, PAGE 391 (YC)
DEED BOOK 61, PAGE 472B (COW)
PLAT BOOK 5, PAGE 222
PLAT BOOK 9, PAGE 578-579
ZONING: RC



APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Suzen Vasal PLAT APPROVING AGENT

DATE: APRIL 4, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 10 DAY OF April, 2024

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240004673

TESTE: Kristen Nelson CLERK
BY: Debra McKeeney