

080016177

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTIES AS SHOWN ON THIS PLAT AS TAX MAP #12-3(1-21) AND #12-3(1-22) WERE CONVEYED BY PATRICIA BRANCH COLTRANE TO ELWOOD H. PERRY, JR. AND SHARON W. PERRY BY DEED DATED JULY 24, 2006 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #080018316.

THE PROPERTY AS SHOWN ON THIS PLAT AS TAX MAP #12-3(1-22A) WAS CONVEYED BY RICHARD BROOKS COLTRANE, III AND KAREN SUSAN COLTRANE TO ELWOOD H. PERRY, JR. AND SHARON W. PERRY BY DEED DATED MAY 19, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #980010293.

ALSO SEE JAMES CITY COUNTY CONSERVATION EASEMENT (INSTRUMENT #080018317)

OWNER'S CERTIFICATE

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Elwood H. Perry, Jr. 3-20-2007
ELWOOD H. PERRY, JR. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 20th DAY OF MARCH, 2007. MY COMMISSION EXPIRES 11/30/09.

Gwen C. Schatzman
SIGNATURE

Sharon W. Perry 3-20-2007
SHARON W. PERRY DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY, I, GWEN C. SCHATZMAN
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Gwen C. Schatzman
SIGNATURE

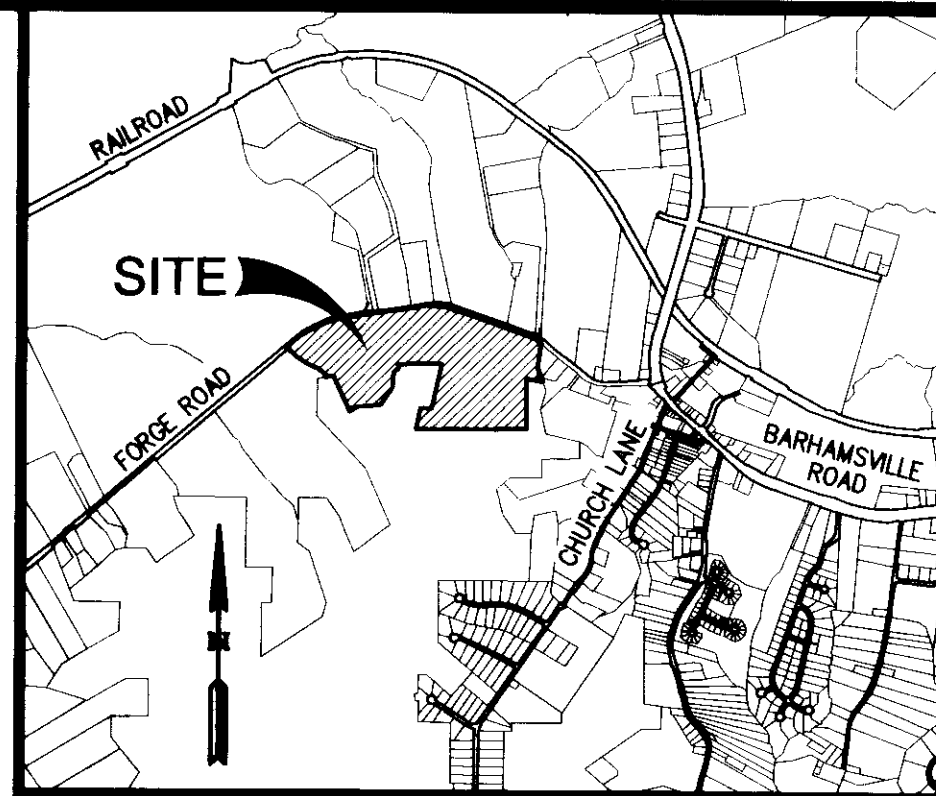
SURVEYOR'S CERTIFICATE

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.

G.T. Wilson, Jr. 11/7/06
G.T. WILSON, JR., L.S. #1183 DATE

GENERAL NOTES

- PROPERTIES SHOWN ARE ALL OF TAX PARCELS #12-3(1-21), #12-3(1-22) & #12-3(1-22A).
- PROPERTY ADDRESSES: 2875 FORGE ROAD, 2925 FORGE ROAD & 2945 FORGE ROAD.
- TOTAL AREA SUBDIVIDED = 3,958,504 S.F.±, OR 90.87 ACRES±
- ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PROPERTIES SHOWN ARE ZONED A-1 (GENERAL AGRICULTURAL DISTRICT).
SETBACKS (A-1):
FRONT: 75'
SIDE: 15'
REAR: 35'
- NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- PROPERTIES SHOWN LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0015 B, DATED FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE, IF APPLICABLE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF THIS SUBDIVISION.
- A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- DRAINFIELD SITES AS SHOWN ARE TAKEN FROM INFORMATION PROVIDED BY ADAM'S SEPTIC EVALUATION AND DESIGN AND FIELD LOCATED BY AES CONSULTING ENGINEERS.



VICINITY MAP SCALE: 1" = 2000'

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 32.1-183.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) 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 HERMAN AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 380 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 SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE 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 THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

CERTIFICATE OF APPROVAL

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

Thelma Obden 3/21/07
VIRGINIA DEPARTMENT OF HEALTH DATE

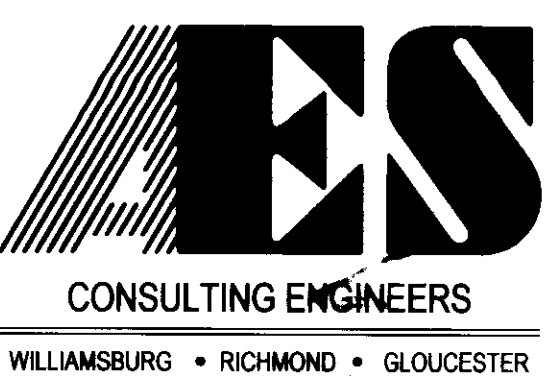
W. Ragan 3/28/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

G.T. Wilson, Jr. 3/28/07
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25th DAY OF June, 2008.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:36 AM/PM
INSTRUMENT # 080016177

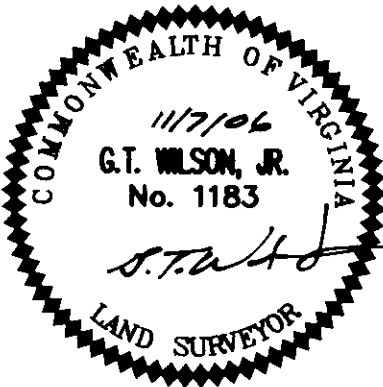
TESTE: Betsy B. Woolridge
BETSY B. WOOLRIDGE, CLERK
Bly Claudia H. Birkholz, Do. Clerk

2 Large/Small Plat(s) Recorded
herewith as # 080016177



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT
WILLOW POND ESTATES
LOTS 1 - 3
PREPARED FOR: ELWOOD PERRY, JR.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
3	6/14/07	REVISED WETLANDS & RPA BUFFER PER COUNTY COMMENTS	AWT	GTW
2	3/20/07	REALIGNED ROADWAY DRAINAGE EASEMENT	AWT	GTW
1	1/10/07	REVISED PER COUNTY COMMENT LETTERS	AWT	GTW

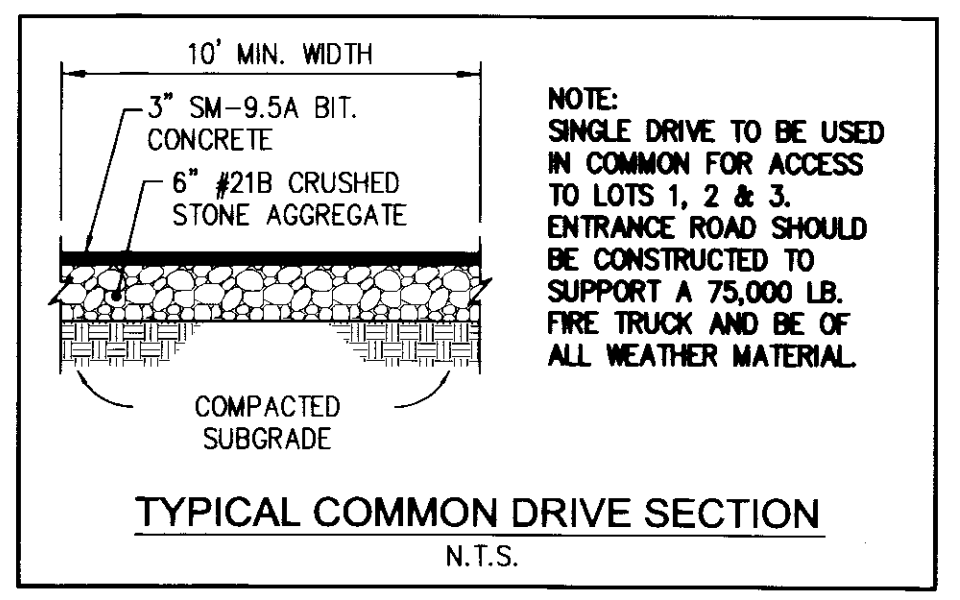
Designed AES	Drawn AWT
Scale N/A	Date 11/7/06
Project No. 9741	
Drawing No. 1 of 2	

080016177

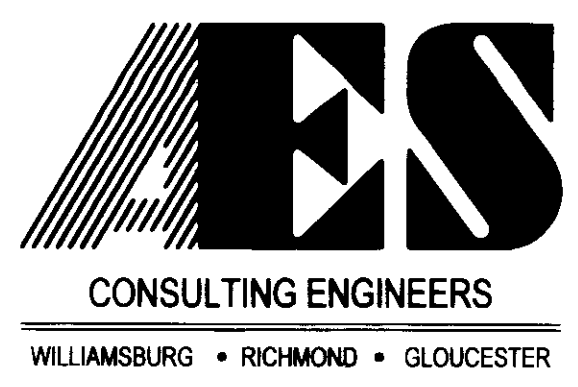
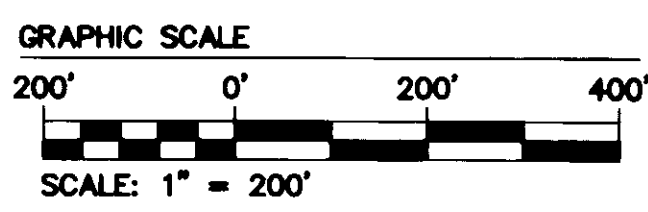
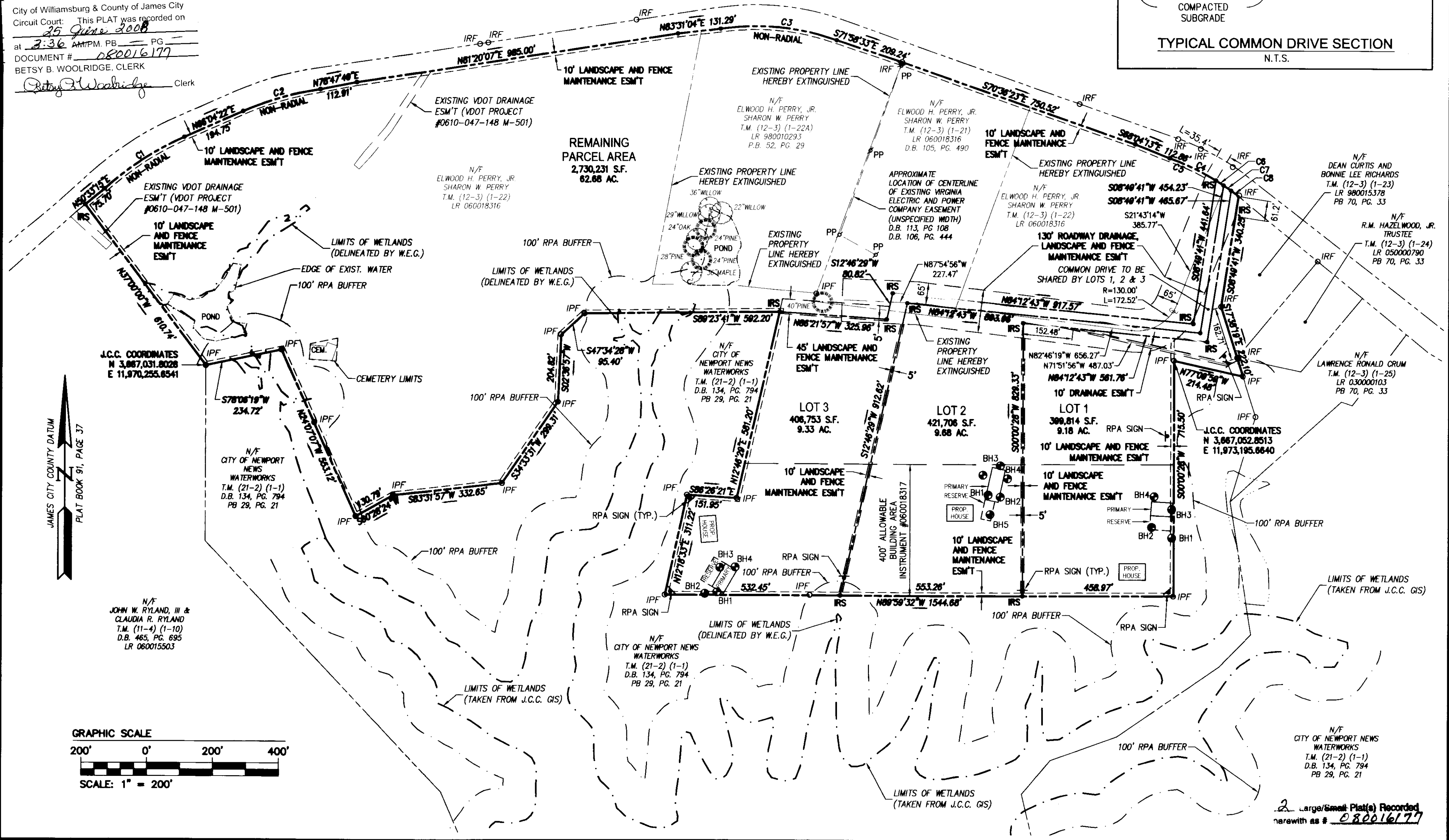
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°04'51"	919.93'	290.30'	146.37'	289.10'	N57°01'56"E
C2	15°15'46"	919.93'	245.06'	123.26'	244.33'	N73°42'14"E
C3	28°03'30"	728.94'	356.97'	182.14'	353.41'	S84°38'08"E
C4	18°53'52"	728.94'	240.43'	121.32'	239.34'	S61°09'27"E
C5	12°19'32"	728.94'	156.81'	78.71'	156.51'	S64°26'37"E
C6	2°09'02"	728.94'	27.36'	13.68'	27.36'	S57°12'20"E
C7	2°11'20"	728.94'	27.85'	13.93'	27.85'	S55°02'09"E
C8	2°13'58"	728.94'	28.41'	14.21'	28.41'	S52°49'30"E

AREA TABULATION
 EXISTING BOUNDARY = 3,958,504 S.F. OR 90.87 AC.
 LOT 1 = 399,814 S.F. OR 9.18 AC.
 LOT 2 = 421,706 S.F. OR 9.66 AC.
 LOT 3 = 408,753 S.F. OR 9.33 AC.
 REMAINING PARCEL = 2,730,231 S.F. OR 62.68 AC.
 TOTAL = 3,958,504 S.F. OR 90.87 AC.

- LEGEND**
- IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - P PRIMARY DRAINFIELD AREA
 - R RESERVE DRAINFIELD AREA
 - PP POWER POLE
 - ⊕ BH1 BORE HOLE

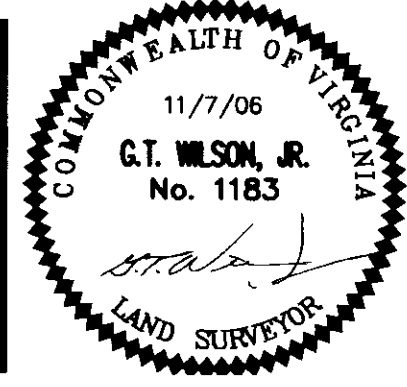


City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 25 June 2008
 at 2:36 AM/PM. PB PG
 DOCUMENT # 080016177
 BETSY B. WOOLRIDGE, CLERK
 Betsy Woolridge Clerk



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PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT
WILLOW POND ESTATES
 LOTS 1 - 3
 PREPARED FOR: ELWOOD PERRY, JR.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
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Designed AES	Drawn AWT
Scale 1"=200'	Date 11/7/06
Project No. 9741	
Drawing No. 2 of 2	

2 Large/Small Plat(s) Recorded herewith as # 080016177