## 210004604 CERTIFICATION OF SOURCE OF TITLE THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELWOOD H. PERRY, JR. AND SHARON W. PERRY TO JASON A. PALMER AND RACHEL F. PALMER BY DEED **GRAPHIC SCALE** DATED MAY 2, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT 200' COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA 100' AS INSTRUMENT #140008927. SITE-OWNER'S CERTIFICATE SCALE: 1" = 100' N81°20'07"E THE REVISED "NON-BUILDABLE AREA" SHOWN ON THIS PLAT, KNOWN AS "PLAT 25.00' FROM PARTIAL FIELD SURVEY AND RECORDS, LOT 4 WILLOW POND ESTATES," LINE TABLE BEING 2827 FORGE ROAD CONTAINING 8.90 ACRES± IS WITH THE FREE CONSENT EXISTING VDOT DRAINAGE LENGTH LINE BEARING AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ESM'T (VDOT PROJECT #0610-047-148 M-501) 391.03 N24°07'07"W JASON A. PALMER DATE 130' ROADWAY DRAINAGE, N79'54'42"E 312.62 LANDSCAPE AND FENCE MAINTENANCE ESM'T 81.40' S8'39'53"E RACHEL F. PALMER DATE (INSTR. #080013624) N80'21'04"E 399.63' CERTIFICATE OF NOTARIZATION 10' DRAINAGE ESM'T (INSTR. #080013624) CHY/COUNTY, OF LITTLES LITY COUNTY USOLOTG KOWS KCOMPOTARY PUBLIC IN AND FOR THE CITY/COUNTY **VICINITY MAP** AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME - 400' EASEMENT LINE FROM SCALE 1"=2000' IN THE CITY/COUNTY AFORESAID. C/L OF FORGE ROAD ELWOOD H. PERRY JR. AND INSTRUMENT #080027454 GIVEN UNDER MY NAME THIS 4 DAY OF Mach, 206 SHARON W. PERRY MARSHALL C. AND 2875 FORGE ROAD TRACY A. BRAINARD PlBabely Bays Ban LOT 6 WILLOW POND ESTATES 2815 FORGE ROAD PARCEL ID 1140200006 LOT 5 WILLOW POND ESTATES PARCEL ID 1140200005 ZONED A1 ZONED A1 MY COMMISSION EXPIRES 7/31/8083 POND COMMON DRIVE TO BE SHARED LIMITS OF WETLANDS 40' ACCESS EASEMENT 712387 BY LOT 5 AND FLAG LOT 4 NOTARY REGISTRATION NUMBER: AND 40' x 60' (DELINEATED BY W.E.G.) (ACCESS EASEMENT FOR CEMETERY) TURN-AROUND (INSTR. #080013624) EASEMENT FOR EXISTING **GENERAL NOTES:** - FENCE CEMETERY (INSTR. #080013624) THIS PLAT IS BASED UPON A PARTIAL FIELD SURVEY AND RECORDS. THIS SURVEY - EDGE OF WATER GRAVEL WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS S0'36'19"E SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF 100' RPA BUFFER 2. THE SUBJECT PROPERTY IS VESTED IN THE NAME OF JASON A. & RACHEL F. N78'06'19"E N82°58'01"E 157.29 PARCEL ID 1230700004 2827 FORGE ROAD INSTR. #140008927 - FENCE (TYP.) NON-BUILDABLE 3. REFERENCE IS HEREBY MADE TO A PLAT OF SUBDIVISION, WILLOW POND ESTATES AREA =180,908 S.F. LOTS 4-6, RECORDED IN INSTR. #080013624. LOT 4 4. REFERENCE IS HEREBY MADE TO JCC ORDINANCE, ADOPTED JANUARY 12, 2021. LIMITS TOTAL AREA= COVERED 387,872 S.F. 5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS SHOWN ON MAP NUMBER 1 STORY GARAGE NEW ALLOWABLE -CLAPBOARD SIDING 8.90 AC. 51095C0039D, MAP REVISED DATE OF DECEMBER 16, 2015. ZONE "X" IS DEFINED BUILDING AREA LINE AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. N/F CITY OF **UNDERGROUND** PROPANE ON JANUARY 12, 2021, THE JAMES CITY COUNTY BOARD OF SUPERVISORS NEWPORT NEWS APPROVED AN ORDINANCE TO VACATE AND AMEND A PORTION OF THE SUBDIVISION 20.0'- \\ ± 59.7 85.97 WATERWORKS PLAT, MORE PARTICULARLY DESCRIBED AS THE VACATION OF "THE ALLOWABLE SHED 🗆 (TIE) PARCEL ID 2120100001 BUILDING AREA" ON LOT 4 OF THE ABOVE REFERENCED PLAT. D.B. 134, PG, 794 GRAVEL COVERED PB 29, PG. 21 (TYP.) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY JASON A. AND SECTION 23-7 OF THE JAMES CITY COUNTY CODE. CLAPBOARD SIDING POLE BARN rachel f. Palmer BUFFER 2827 FORGE ROAD 8. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH CONSTRUCTION) LOT 4 WILLOW POND ESTATES 19-36 OF THE COUNTY CODE. FORMER ALLOWABLE CERTIFICATE OF APPROVAL PARCEL ID 1230700004 BUILDING AKEA LINE INSTR. NO. 140008927 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT THIS PLAT SHOWING NON-BUILDABLE AREA IS APPROVED BY THE UNDERSIGNED IN CITY OF (INSTR. #080013624) SHALL REMAIN PRIVATE. ZONED A1 NEWPORT NEWS ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO DRAINFIELD LOCATION WATERWORKS NEW ALLOWABLE 10. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD PER PLAT RECORDED PARCEL ID 2120100001 BUILDING AREA LINE It Suit of BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW AS INSTR. #080013624, D.B. 134, PG. 794 ALLOWABLE PB 29, PG. 21 SUBDIVISION AGENT/OF - BUILDING THE COUNTY OF JAMES SITY 11. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE AREA 4-202) EVERY FIVE YEARS PER SECTION 23-9 OF THE JAMES CITY COUNTY CODE. S83'31'57"W 332.65' 10' LANDSCAPE AND FENCE VIRGINIA DEPARTMENT OF HEALTH 12. THIS PLAT IS ASSOCIATED WITH DEED OF CONSERVATION AND OPEN SPACE MAINTENANCE EASEMENT EASEMENT, INSTRUMENT NO. 080027454 (INSTR. #080013624 — STATE OF VIRGINIA SURVEYOR'S CERTIFICATE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11 DAY OF 2021. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO S60°28'24"W 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 THE RECORD AS THE LAW DIRECTS. @10:46 AM PM INSTRUMENT # 210004604 ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. Varge/Small-Plat(s) Recorded Elexabeth O'ConnorDC herewith as # 210004604 TESTE:\_ 3-04-2021 J.C.C. PROJECT NO. S-20-0061 MONA A. FOLEY, CLERK SAMUEL J. BIKKERS, L.S. #2304 DATE PLAT FROM PARTIAL FIELD SURVEY AND RECORDS Project Contacts: SJB/JFS LOT 4 WILLOW POND ESTATES Project Number: 26385 5248 Olde Towne Road, Suite 1 SHOWING NON-BUILDABLE AREA Williamsburg, Virginia 23188 Scale: Date: Phone: (757) 253-0040 PER JCC BOARD OF SUPERVISORS ORDINANCE, ADOPTED 1/12/2021 1"=100' 01/21/2021 Fax: (757) 220-8994 BEING 2827 FORGE ROAD www.aesva.com **CONTAINING 8.90 ACRES**

CONSULTING ENGINEERS

Hampton Roads | Central Virginia |

Middle Peninsula

STONEHOUSE DISTRICT

1 02/25/2021

Date

Revised per JCC comments dated 2/23/21

Description

JFS

Ву

OWNED BY: JASON A. AND RACHEL F. PALMER

JAMES CITY COUNTY

VIRGINIA