

120001386

**CERTIFICATION OF SOURCE OF TITLE: #115 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400003**  
 THE PROPERTY SHOWN ON THIS PLAT AS LOT 3, PLAT OF SUBDIVISION OF PROPERTY BELONGING TO BENJAMIN E. AND HELEN B. CLARK (DB 55/262) WAS CONVEYED BY BENJAMIN E. CLARK AND HELEN B. CLARK TO MATT PALMER BY DEED DATED AUGUST 19, 1955 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. #050024623.

THIS SAME PROPERTY WAS CONVEYED BY THE ESTATE OF MATT RUFUS PALMER TO INDIA JOHNSON BY WILL SIGNED AND DATED MAY 30, 2001 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS WILL NO. #5866.

**OWNER'S CONSENT AND DEDICATION: #115 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400003**  
 THE DEDICATION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RIGHT-OF-WAY DEDICATION, FOREST HEIGHTS NEIGHBORHOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

India Johnson January 09, 2012  
 INDIA JOHNSON DATE

**CERTIFICATE OF NOTARIZATION: #115 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400003**  
 STATE OF Virginia, CITY/COUNTY OF James City  
 TO-WIT:

Marion Otey Payne 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 9<sup>th</sup> DAY OF January, 2012.

MY COMMISSION EXPIRES July 31, 2012

Marion Otey Payne NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: \_\_\_\_\_



**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.

Thomas C. Sublett 11/30/2011  
 THOMAS C. SUBLETT, L.S. #001886 DATE

**CERTIFICATE OF APPROVAL**

THIS RIGHT-OF-WAY DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Carroll Adams 11/30/12  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

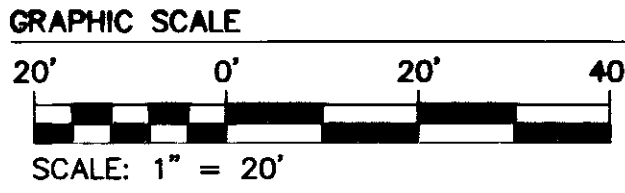
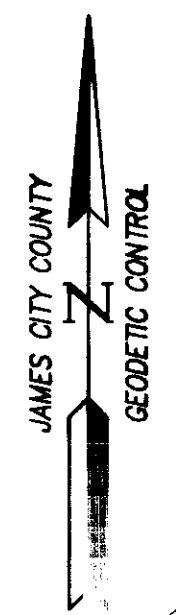
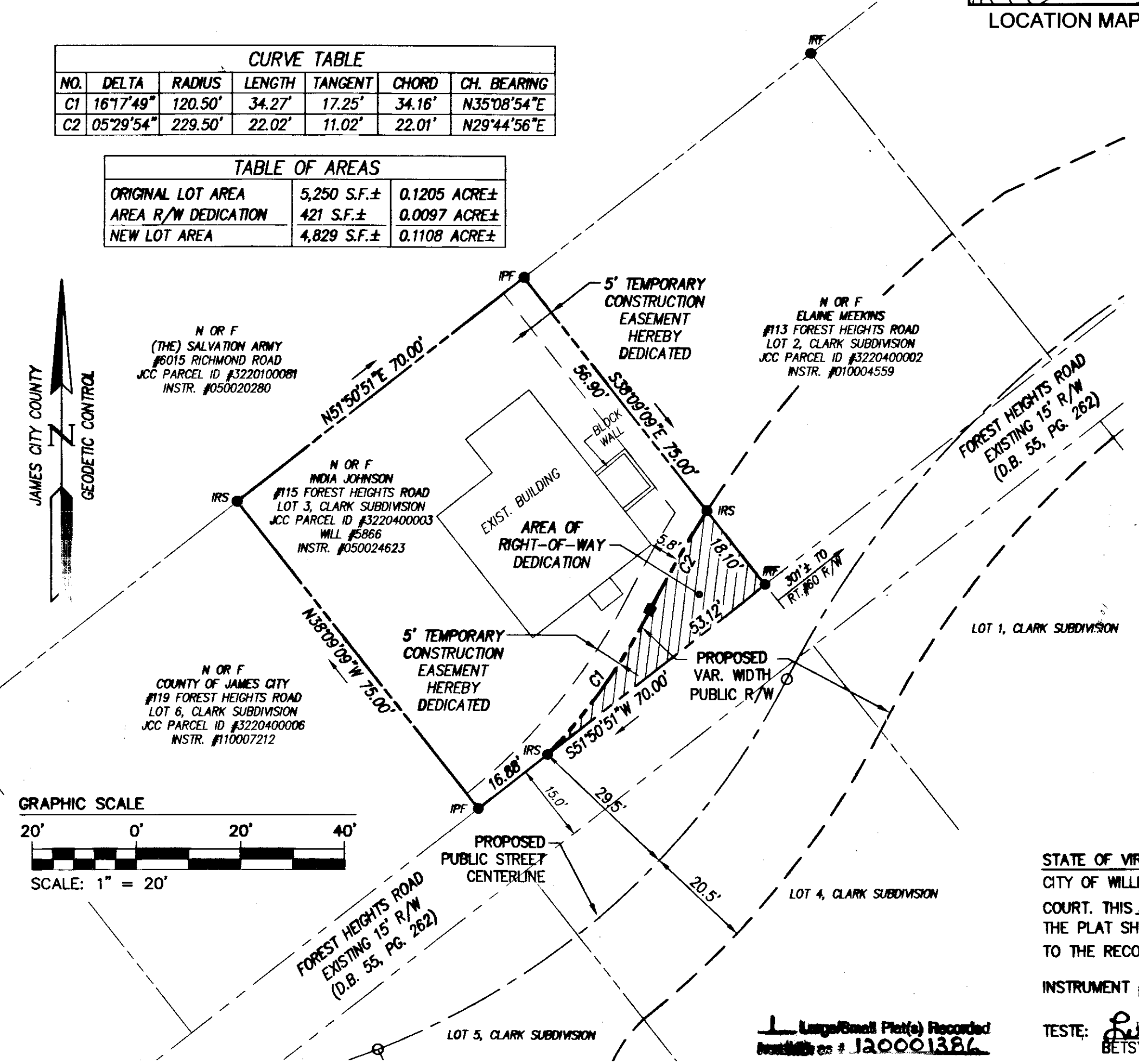
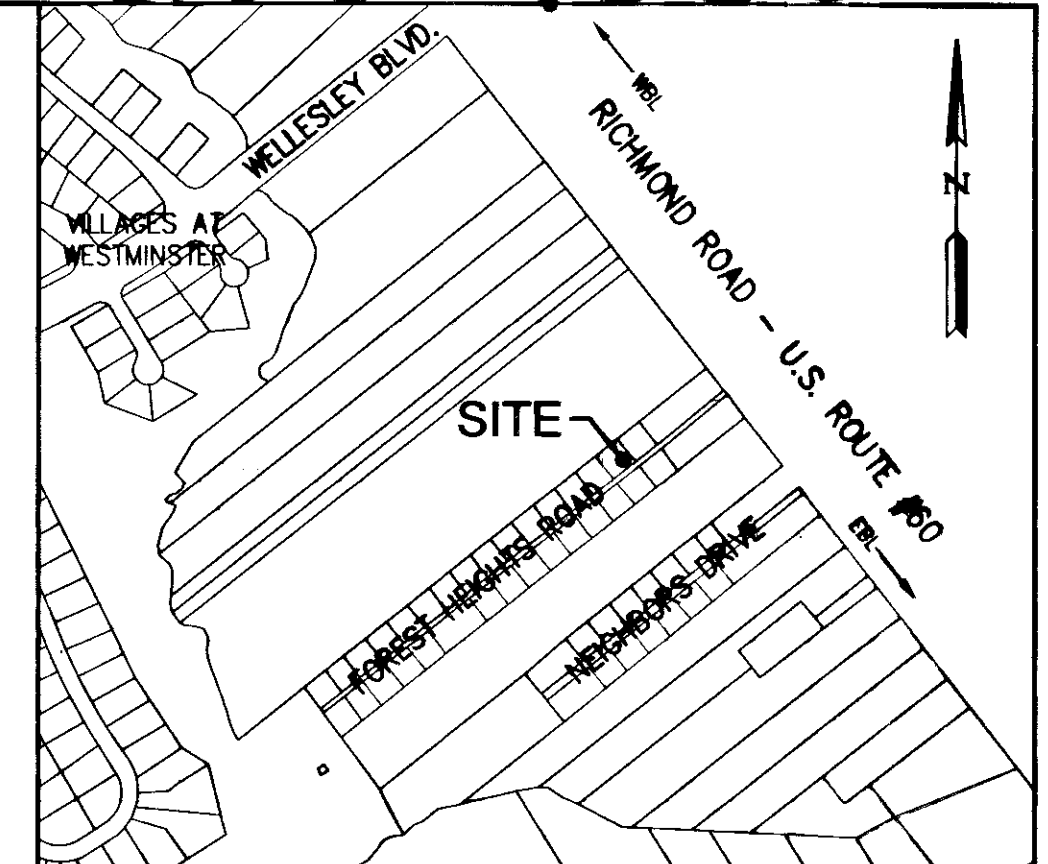
- GENERAL NOTES:**
1. BEARINGS ARE BASED UPON JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK.
  2. THIS PLAT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION; THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
  3. #115 FOREST HEIGHTS ROAD IS ALL OF JAMES CITY COUNTY ASSESSOR'S PARCEL IDENTIFICATION NO. 3220400003.
  4. PROPERTY IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS REFER TO JCC CASE NO. Z-001-2011 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
  5. THIS LOT IS SERVED BY PUBLIC WATER AND SEWER.
  6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
  7. PROPERTY DOES NOT CONTAIN WETLANDS OR RESOURCE PROTECTION AREAS.
  8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  9. THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. MAP #51095C0130C, EFFECTIVE DATE 9/28/07.
  10. RIGHT OF WAY IS BEING DEDICATED TO JAMES CITY COUNTY, VIRGINIA FOR PUBLIC USE.

**CURVE TABLE**

| NO. | DELTA     | RADIUS  | LENGTH | TANGENT | CHORD  | CH. BEARING |
|-----|-----------|---------|--------|---------|--------|-------------|
| C1  | 16°17'49" | 120.50' | 34.27' | 17.25'  | 34.16' | N35°08'54"E |
| C2  | 05°29'54" | 229.50' | 22.02' | 11.02'  | 22.01' | N29°44'56"E |

**TABLE OF AREAS**

|                     |             |              |
|---------------------|-------------|--------------|
| ORIGINAL LOT AREA   | 5,250 S.F.± | 0.1205 ACRE± |
| AREA R/W DEDICATION | 421 S.F.±   | 0.0097 ACRE± |
| NEW LOT AREA        | 4,829 S.F.± | 0.1108 ACRE± |



**LEGEND**  
 N OR F = NOW OR FORMERLY  
 IFF = IRON PIPE FOUND  
 IRR = IRON ROD FOUND  
 IRS = IRON ROD SET  
 R/W = RIGHT OF WAY  
 [Hatched Area] = AREA OF R/W DEDICATION

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20<sup>th</sup> DAY OF January, 2012. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. ● \_\_\_\_\_ AM/PM  
 INSTRUMENT # 120001386  
 TESTE: Betsy B. Woolridge, Deputy Clerk  
 BETSY B. WOOLRIDGE, CLERK

| Rev. | Date       | Description                            | Revised By |
|------|------------|--|------------|
| 1    | 12/14/2011 | REVISED PER JAMES CITY COUNTY COMMENTS | ABS        |



**NES**  
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PLAT SHOWING RIGHT-OF-WAY DEDICATION FROM INDIA JOHNSON TO JAMES CITY COUNTY, VIRGINIA  
**FOREST HEIGHTS NEIGHBORHOOD**  
 PREPARED FOR: JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT  
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: ABS / TCS  
 Project Number: W10119-E-03  
 Scale: 1" = 20' Date: 11-30-2011  
 Sheet Number: 1 OF 1