

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 9th 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.

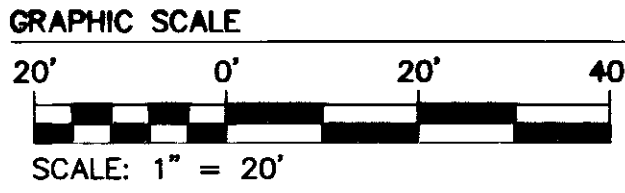
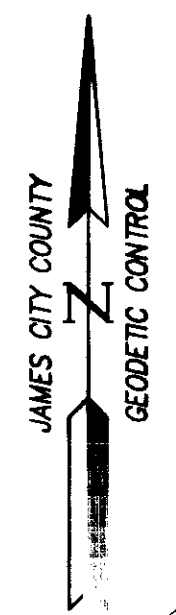
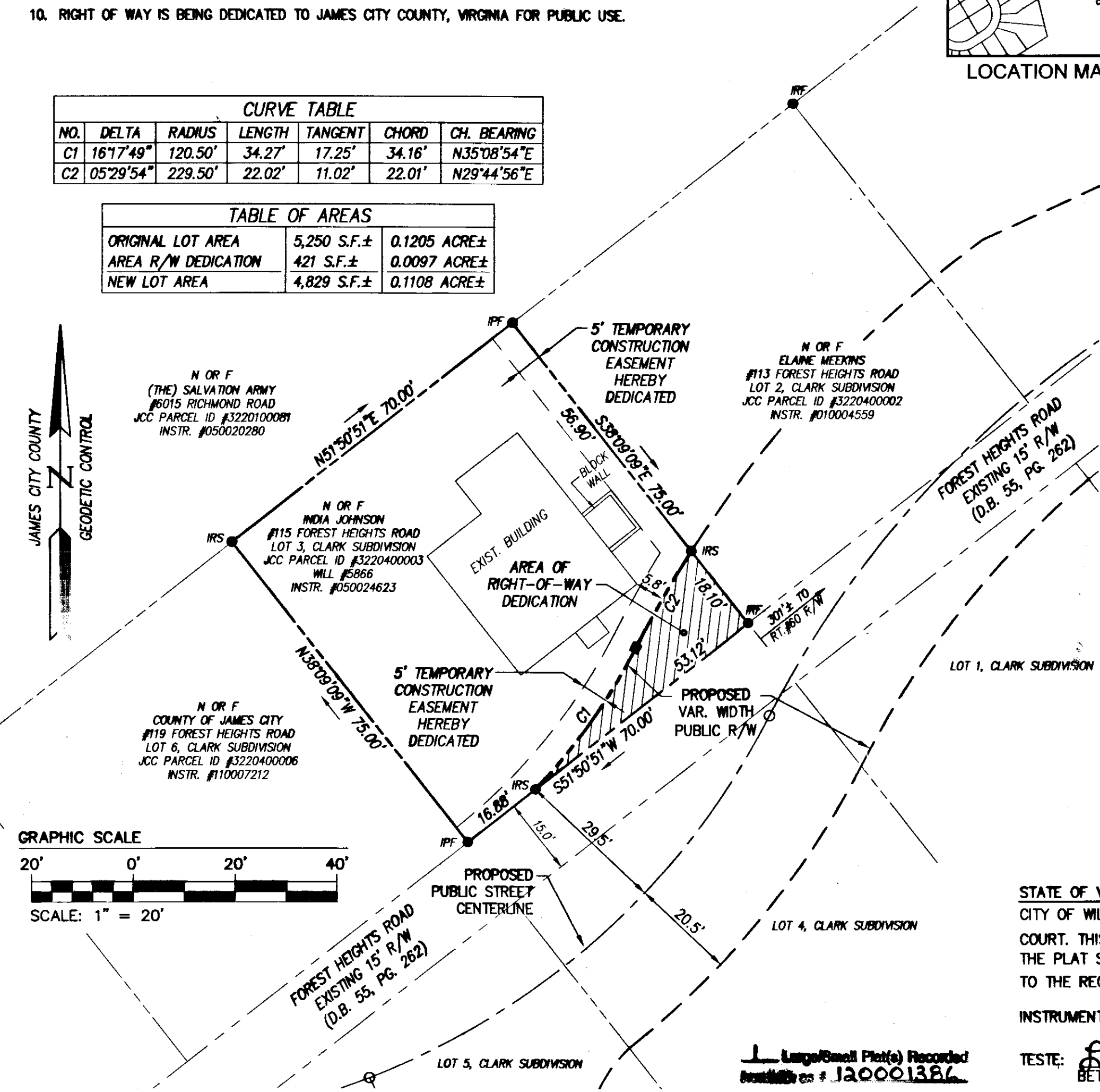
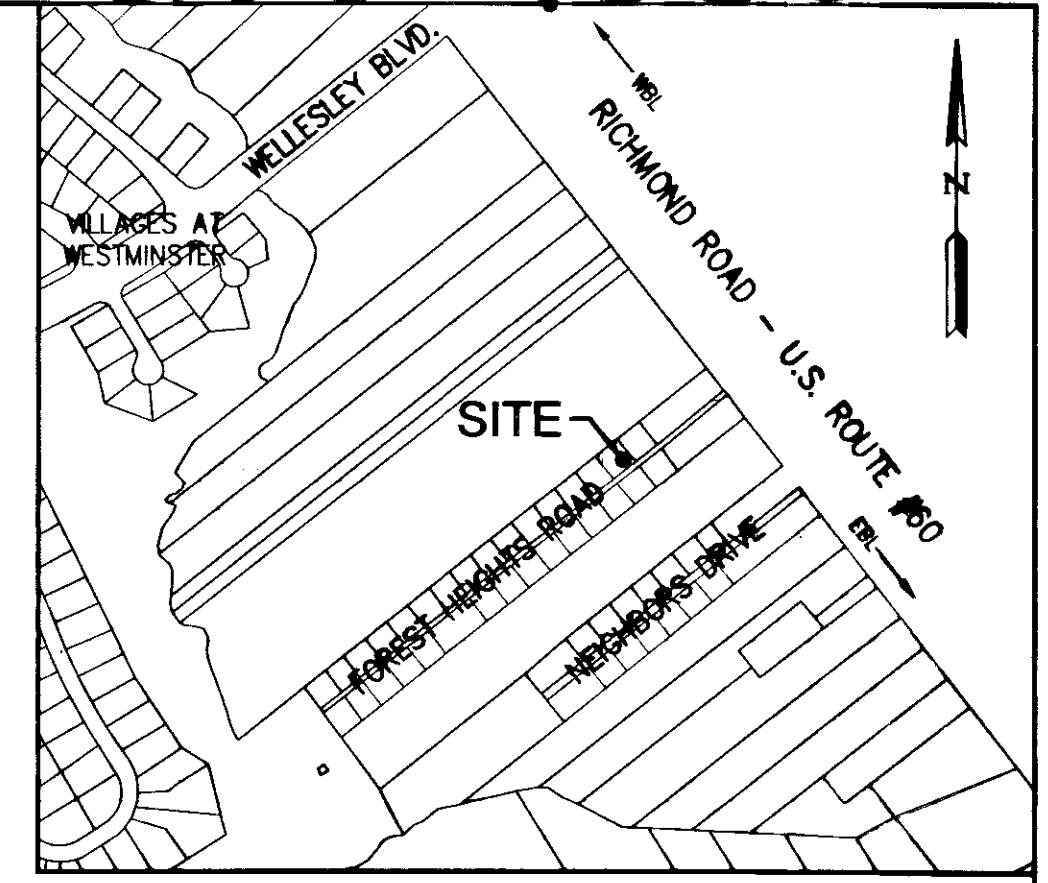
Thomas C. Sublett 11/30/12
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

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 20th 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

L. Large/Small Plot(s) Recorded
 Instrument # 120001386

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



NES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
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 Fax: (757) 220-8994
 www.aesva.com

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