

120004713

CERTIFICATION OF SOURCE OF TITLE: #8001 RICHMOND ROAD, JCC PARCEL ID: #3220100065
THE PROPERTY SHOWN ON THIS PLAT AS #8001 RICHMOND ROAD WAS CONVEYED BY EJK PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO THE COUNTY OF JAMES CITY COUNTY, VIRGINIA BY DEED DATED NOVEMBER 22, 2010 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. #100025393.

OWNER'S CONSENT AND DEDICATION: #8001 RICHMOND ROAD, JCC PARCEL ID: #3220100065
THE BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION OF LOTS 1 & 2 AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOTS 1, 2 & 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.

[Signature] 2-16-2012
COUNTY OF JAMES CITY, VIRGINIA DATE
Robert C. Middaugh County Administrator 2-16-2012
PRINTED NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION: #8001 RICHMOND ROAD, JCC PARCEL ID: #3220100065
STATE OF Virginia, OFF/COUNTY OF James City
TO-WIT: Mary Frances Rieger A NOTARY PUBLIC IN AND FOR THE OFF/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 OFF/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 16th DAY OF February, 2012.
MY COMMISSION EXPIRES October 31, 2013
[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 150638

CERTIFICATION OF SOURCE OF TITLE: #100 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220100084
THE PROPERTY SHOWN ON THIS PLAT AS #100 FOREST HEIGHTS ROAD WAS CONVEYED BY DIANNE CLARKE MITCHELL, ANN JACQUELINE MOORE, GEORGE EDWARD CLARKE AND SHELLY ANN WATKINS BEING THE HEIRS OF BENJAMIN EDWARD CLARKE (DECEASED) TO THE COUNTY OF JAMES CITY, VIRGINIA BY DEED DATED JANUARY 30, 2011 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY AS INSTRUMENT NO. #110003718.

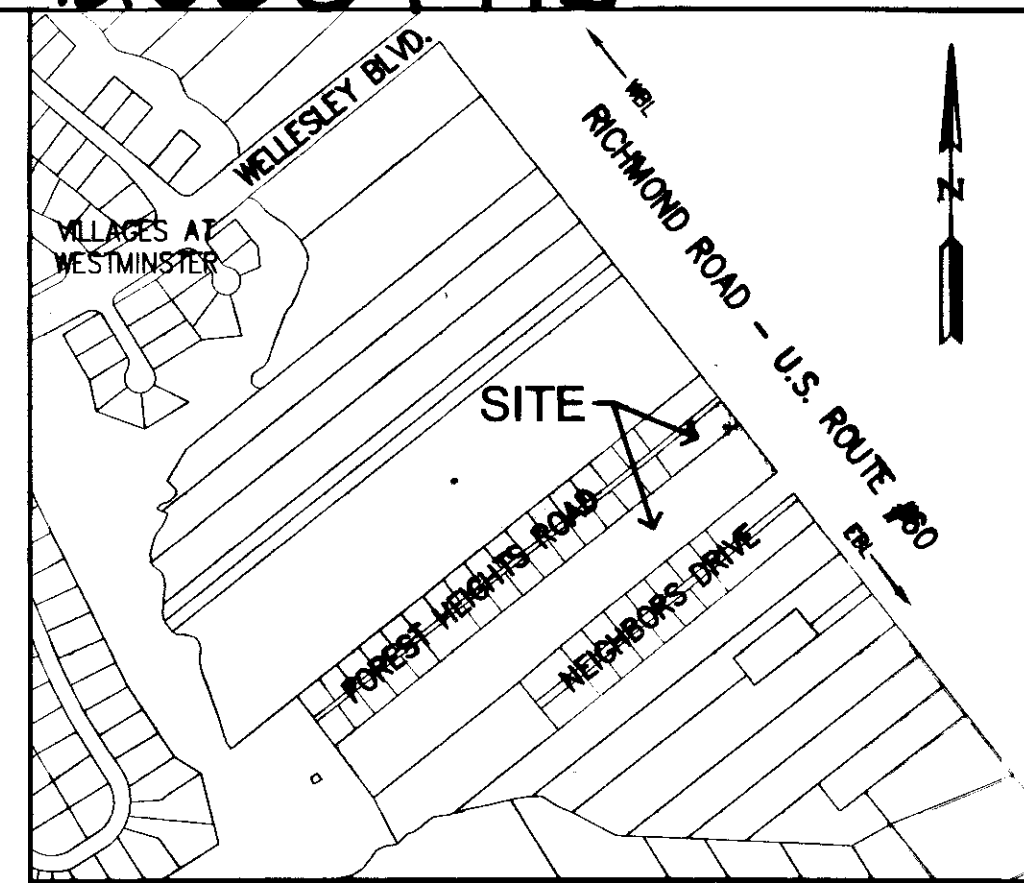
OWNER'S CONSENT AND DEDICATION: #100 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220100084
THE BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION OF LOTS 1 & 2 AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LOTS 1, 2 & RIGHT-OF-WAY DEDICATION, FOREST HEIGHTS NEIGHBORHOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

[Signature] 2-16-2012
COUNTY OF JAMES CITY, VIRGINIA DATE
Robert C. Middaugh County Administrator 2-16-2012
PRINTED NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION: #100 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220100084
STATE OF Virginia, OFF/COUNTY OF James City
TO-WIT: Mary Frances Rieger A NOTARY PUBLIC IN AND FOR THE OFF/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 OFF/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 16th DAY OF February, 2012.
MY COMMISSION EXPIRES October 31, 2013
[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 150638

GENERAL NOTES:

- 1. PROPERTY IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS AND MASTER PLAN REQUIREMENTS, REFER TO JCC CASE NO. Z-001-2011 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
- 2. #8001 RICHMOND ROAD IS ALL OF JAMES CITY COUNTY ASSESSOR'S PARCEL IDENTIFICATION NO. 3220100065.
- 3. #100 FOREST HEIGHTS ROAD IS ALL OF JAMES CITY COUNTY ASSESSOR'S PARCEL IDENTIFICATION NO. 3220100084 AND IS HEREBY EXTINGUISHED BY THIS PLAT.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 6. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. THE PROPERTY OF #8001 RICHMOND ROAD LIES WITHIN BOTH ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED PER F.I.R.M. MAP #51095C0130C, EFFECTIVE DATE 9/28/07.
- 9. THE PROPERTY OF #100 FOREST HEIGHTS ROAD LIES IN 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. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
- 11. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- 12. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 13. RIGHT OF WAY IS BEING DEDICATED TO JAMES CITY COUNTY, VIRGINIA FOR PUBLIC USE.
- 14. A TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE FOREST HEIGHTS ROAD IMPROVEMENT PROJECT IS HEREBY GRANTED TO JAMES CITY COUNTY, VIRGINIA OVER THE ENTIRETY OF PROPERTIES SUBJECT TO THIS PLAT.
- 15. 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.



AREA TABULATION

PARCEL	AREA	
	SQUARE FEET	ACRES
100 FOREST HEIGHTS ROAD (TAX PARCEL (32-2)(1-84))	17,336 S.F.±	0.398 AC.±
8001 RICHMOND ROAD (TAX PARCEL (32-2)(1-85))	264,738 S.F.±	6.078 AC.±
TOTAL FORMER PARCEL AREAS	282,074 S.F.±	6.476 AC.±
AREA OF LOT 1	5,404 S.F.±	0.124 AC.±
AREA OF LOT 2	6,394 S.F.±	0.147 AC.±
R/W DEDICATION	4,848 S.F.±	0.112 AC.±
AREA OF REMAINING LANDS	265,428 S.F.±	6.093 AC.±
TOTAL AREA SUBDIVIDED	282,074 S.F.±	6.476 AC.±

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.

[Signature] 11/10/2011
THOMAS C. SUBLETT, L.S. #001886 DATE

CERTIFICATE OF APPROVAL

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

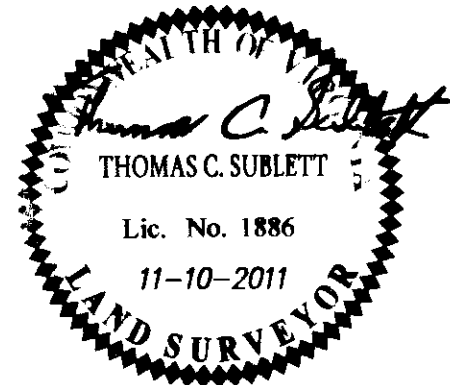
[Signature] 2/2/12
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

2 Large/Small Plat(s) Recorded
herewith as # 120004713

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 23 DAY OF February, 2012.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:25 AM/PM

INSTRUMENT # 120004713
TESTE: *[Signature]*
BETSY B. WOOLRIDGE, CLERK
By *[Signature]* Dep. Clerk

Rev.	Date	Description	Revised By
1	1/13/12	REVISED PLAT PER COUNTY COMMENTS	ABS/JFS

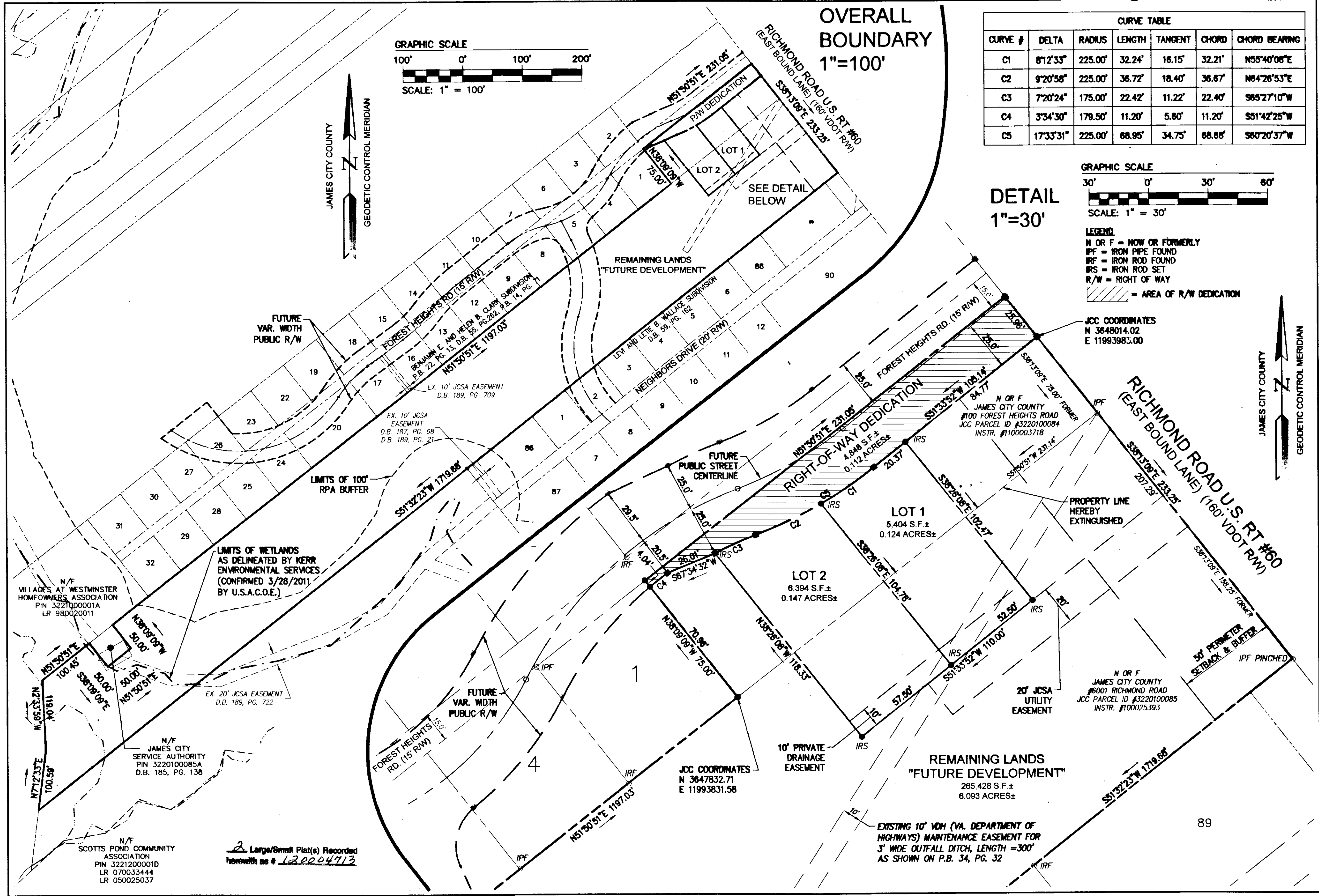


AES
CONSULTING ENGINEERS
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Hampton Roads | Central Virginia | Middle Peninsula

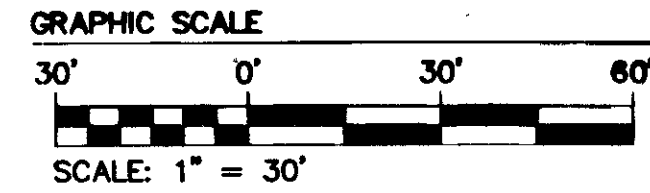
PLAT OF BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION OF LOTS 1 & 2 AND RIGHT-OF-WAY DEDICATION
FOREST HEIGHTS NEIGHBORHOOD
PREPARED FOR:
JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT
POWhatan District JAMES CITY COUNTY VIRGINIA

Project Contacts: ABS / TCS
Project Number: W10119-E-03
Scale: NOTED Date: 11-10-2011
Sheet Number
1 OF 2

120004713



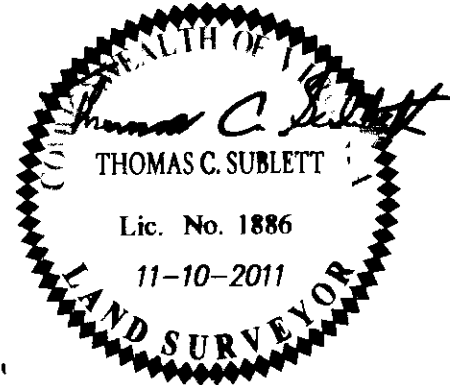
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	87°2'33"	225.00'	32.24'	16.15'	32.21'	N55°40'06"E
C2	9°20'58"	225.00'	36.72'	18.40'	36.67'	N64°26'53"E
C3	7°20'24"	175.00'	22.42'	11.22'	22.40'	S85°27'10"W
C4	3°34'30"	179.50'	11.20'	5.60'	11.20'	S81°42'25"W
C5	17°33'31"	225.00'	68.95'	34.75'	68.68'	S60°20'37"W



Rev	Date	Description	Revised By
1	1/13/12		

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 23 February 2012
 at 3:25 AM/PM, PG. _____
 Document # 120004713
 BETSY B. WOOLRIDGE, CLERK
 By [Signature], Dep. Clerk

2 Large/Small Plat(s) Recorded herewith as # 120004713



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 Fax: (757) 220-8994
 www.aesva.com

PLAT OF BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION OF LOTS 1 & 2 AND RIGHT-OF-WAY DEDICATION
FOREST HEIGHTS NEIGHBORHOOD
 PREPARED FOR:
JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS / TCS
Project Number:	WH0119-E-03
Scale:	NOTED
Date:	11-10-2011
Sheet Number	2 OF 2