

160003088

REM 2 CERTIFICATION OF SOURCE OF TITLE: #101 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220100063
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM KYONG McFADDEN BY DEED DATED JULY 20, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 110015549.

33 CERTIFICATION OF SOURCE OF TITLE: #119 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400008 (FORMERLY)
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED FROM CLARA M. WASHINGTON BY DEED DATED MARCH 22, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 110007212 AND ALSO BEING SHOWN AS A PART OF REMAINDER ONE PER INSTRUMENT NO. #140013117.

32 CERTIFICATION OF SOURCE OF TITLE: #125 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400007 (FORMERLY)
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM LEROY ASHLOCK BY INSTRUMENT DATED DECEMBER 5, 2012 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 130002938 AND ALSO BEING SHOWN AS A PART OF REMAINDER ONE PER INSTRUMENT NO. #140013117.

ROW CERTIFICATION OF SOURCE OF TITLE: #161 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400028
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED FROM JOHN T. AND JASON S. ROBINS BY DEED DATED APRIL 26, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 110009838.

CERTIFICATION OF SOURCE OF TITLE: #6001 RICHMOND ROAD, JCC PARCEL ID: #3220100085
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM EJK PROPERTIES, LLC BY DEED DATED NOVEMBER 22, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #100025393.

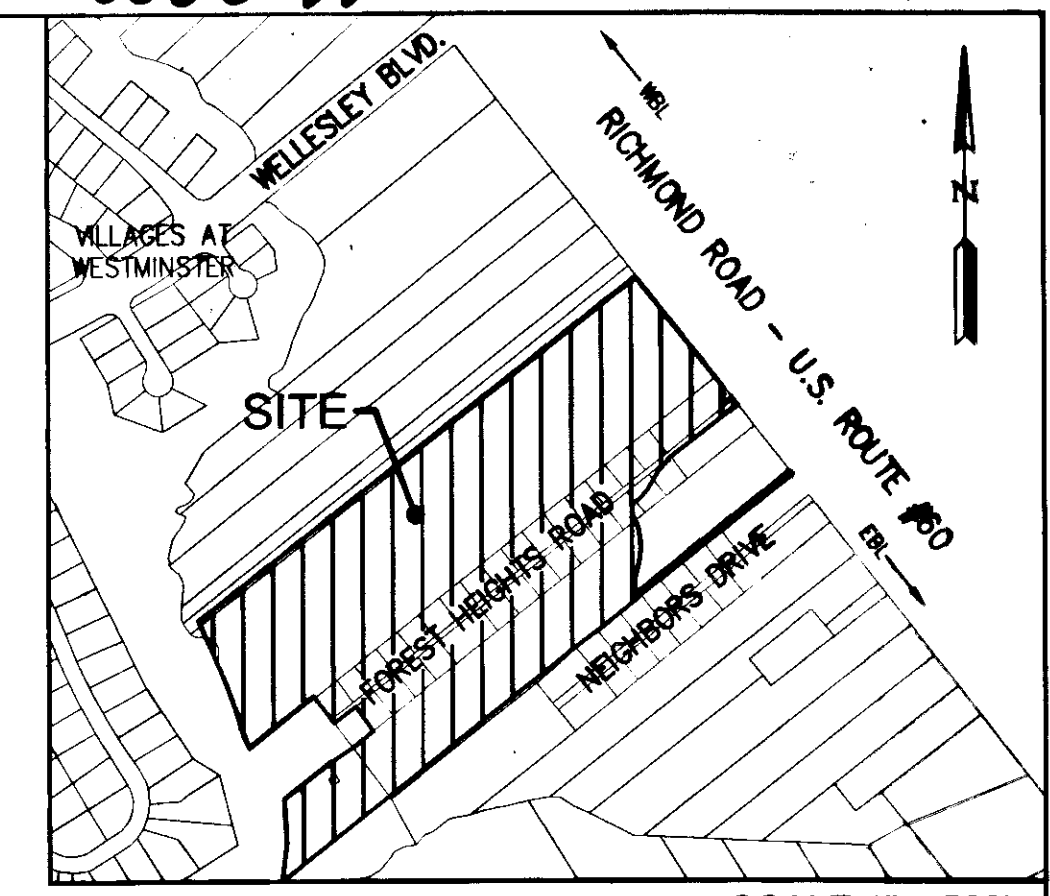
OWNER'S CONSENT AND DEDICATION: #101, 119, 125, 161 FOREST HEIGHTS ROAD AND 6001 RICHMOND ROAD
THIS SUBDIVISION KNOWN AS "PLAT OF BOUNDARY LINE EXTINGUISHMENT, ADJUSTMENT AND SUBDIVISION OF LOTS 10 - 19, 21 - 33, 6015 RICHMOND ROAD AND RIGHT-OF-WAY DEDICATION PHASE 2 FOREST HEIGHTS NEIGHBORHOOD" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

County of James City, Virginia 11/4/2015
BRYAN J. HILL COUNTY ADMINISTRATOR 11/4/2015

CERTIFICATE OF NOTARIZATION: #101, 119, 125 AND 161 FOREST HEIGHTS ROAD, #130, 131, AND 134 NEIGHBORS DRIVE AND 6001 RICHMOND ROAD
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT: Anna Eckhardt 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 4TH DAY OF November, 2015.
MY COMMISSION EXPIRES, October 31, 2017
Anna Eckhardt NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7566372



- 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. PROPERTIES SHOWN HEREON ARE ALL OF OR A PORTION OF JCC ASSESSOR'S PARCEL ID NUMBERS AS LISTED ON THIS SHEET.
3. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
5. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
6. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-38 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. THESE PROPERTIES LIE 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.
8. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
9. 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.
10. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
11. 5' DRAINAGE EASEMENTS ALONG SIDE PROPERTY LINES ARE TO BE DEDICATED TO THE FOREST HEIGHTS/NEIGHBORS DRIVE HOMEOWNERS ASSOCIATION.
12. RIGHT OF WAY IS BEING DEDICATED TO JAMES CITY COUNTY, VIRGINIA FOR PUBLIC USE.
13. 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.
14. THIS PLAT REPRESENTS 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.
15. VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORM WATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTENANCE RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES, AND LIABILITIES AS A RESULT OF SUCH.
16. THE TRANSFER OF PROPERTY BETWEEN THE SALVATION ARMY AND JAMES CITY COUNTY AND THE ACCOMPANYING DEEDS SHALL BE RECORDED PRIOR TO ALL OTHER CONVEYANCES THAT ARE SHOWN IN THIS DOCUMENT.



AREA TABULATION table with columns: AREA, S.F., AC., %

AREA TABULATION FOR NATURAL OPEN SPACE table with columns: AREA, S.F., AC.

NUMBER OF LOTS: SMALLEST LOT (LOT 27) 6,277 S.F. 0.14 AC. LARGEST LOT (LOT 18) 18,851 S.F. 0.43 AC. AVERAGE LOT SIZE 7,814 S.F. 0.18 AC. (BASED ON 23 LOTS)

10 Large/Small Plat(s) Recorded herewith as # 160003088

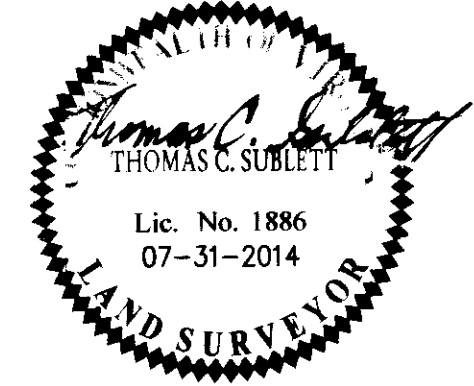
CERTIFICATE OF APPROVAL: THIS BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD. Signature: [Signature] DATE: 1/21/16

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: Thomas C. Sublett, L.S. #001886 DATE: 9/19/15

CERTIFICATE OF APPROVAL: VDOT Signature: [Signature] DATE: 1/14/16

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF February, 2016. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:47 AM/PM INSTRUMENT # 160003088 TESTE: Rebecca Coleman, Dea Clerk MONA A. FOLEY, CLERK

Revision table with columns: Rev, Date, Description, Revised By



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188

PLAT OF BOUNDARY LINE EXTINGUISHMENT, ADJUSTMENT AND SUBDIVISION OF LOTS 10 - 19, 21 - 33, 6015 RICHMOND ROAD AND RIGHT-OF-WAY DEDICATION PHASE 2 OF FOREST HEIGHTS NEIGHBORHOOD PREPARED FOR: JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: TCS/JFS, Project Number: W10119-E-03, Scale: NOTED, Date: 07-31-2014, Sheet Number: 1 of 10