

160005810

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DARRELL RICKMOND AND MARY ELLEN RICKMOND TO EHP LAND COMPANY, INC A NORTH CAROLINA CORPORATION BY DEED DATED JANUARY 16, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 130002166 ON JANUARY 23, 2013.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Edwood H. Perry, Pres. 3/21/16
FOR EHP LAND COMPANY, INC. DATE

Edwood H. Perry Jr. Pres.
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

I, HELEN K. WATKINS 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 21 DAY OF March, 2016.

MY COMMISSION EXPIRES 7/31/2017

Helen K. Watkins
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 201742



CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY UB PROPERTIES, INC., A VIRGINIA CORPORATION TO FORGE ROAD, LLC A FLORIDA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 6, 2015 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 150006845 ON APRIL 16, 2015.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

V. Vernon Hawley Smith Jr. MGR. 3.23.16
FOR FORGE ROAD, LLC DATE

VERNON HAWLEY SMITH JR MGR.
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

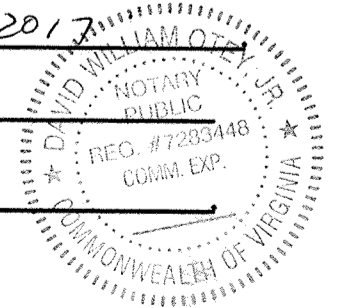
I, DAVID W. OTEY JR A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF MARCH, 2016.

MY COMMISSION EXPIRES FEBRUARY 28, 2017

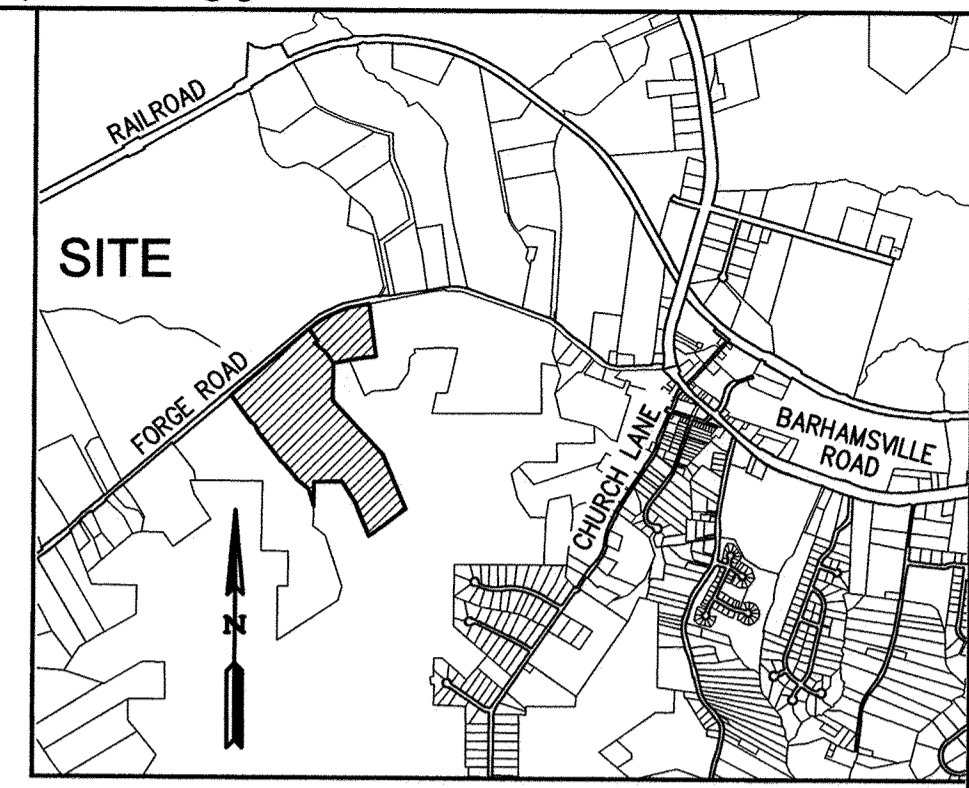
David W. Otey Jr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7283448



GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS ALL OF TAX PARCEL ID #114020005 AND TAX PARCEL ID #1140100010.
2. PROPERTY ADDRESSES: 2815 FORGE ROAD AND 2611 FORGE ROAD.
3. PARCELS ARE ZONED A1 - GENERAL AGRICULTURE
4. ALL PARCELS SHALL BE SERVED BY PRIVATE WELLS AND SEWER SYSTEMS.
5. SETBACK REQUIREMENTS FOR A1 ZONING: FRONT-75', SIDE-15', REAR-35'
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
7. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
8. MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
10. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. DRAINFIELD SITES AS SHOWN WERE TAKEN FROM THE RECORDED PLAT OF SUBDIVISION. SEE DOC. NO. 080013624 FOR INFORMATION REGARDING APPROVED SEPTIC LOCATIONS AND ALSO FOR FURTHER INFORMATION REGARDING THE DEVELOPMENT OF LOT 5.
12. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 0039D, COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY.
13. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
15. IMPROVEMENTS TO THE PROPERTIES ARE NOT SHOWN ON THIS SURVEY.
16. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.



VICINITY MAP
SCALE 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
--- PARCEL LINE
--- ADJACENT PROPERTY LINE
--- STREAM
Survey Tie Lines
IRS IRON ROD SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
BH3 BORE HOLE

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.

STEPHEN D. LETCHFORD, L.S. #2772 2/02/2016 DATE

CERTIFICATE OF APPROVAL

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

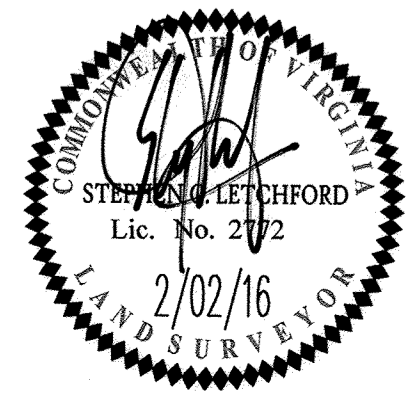
Subdivision Agent of James City County 3/25/16 DATE

2 Large/Small Plat(s) Recorded
herewith as # 160005810

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 29 DAY OF MARCH, 2016
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:27 AM/PM
INSTRUMENT # 160005810

TESTE: Elizabeth O'Connor D.C.
MONA A. FOLEY, CLERK

Table with 4 columns: Rev., Date, Description, Revised By.



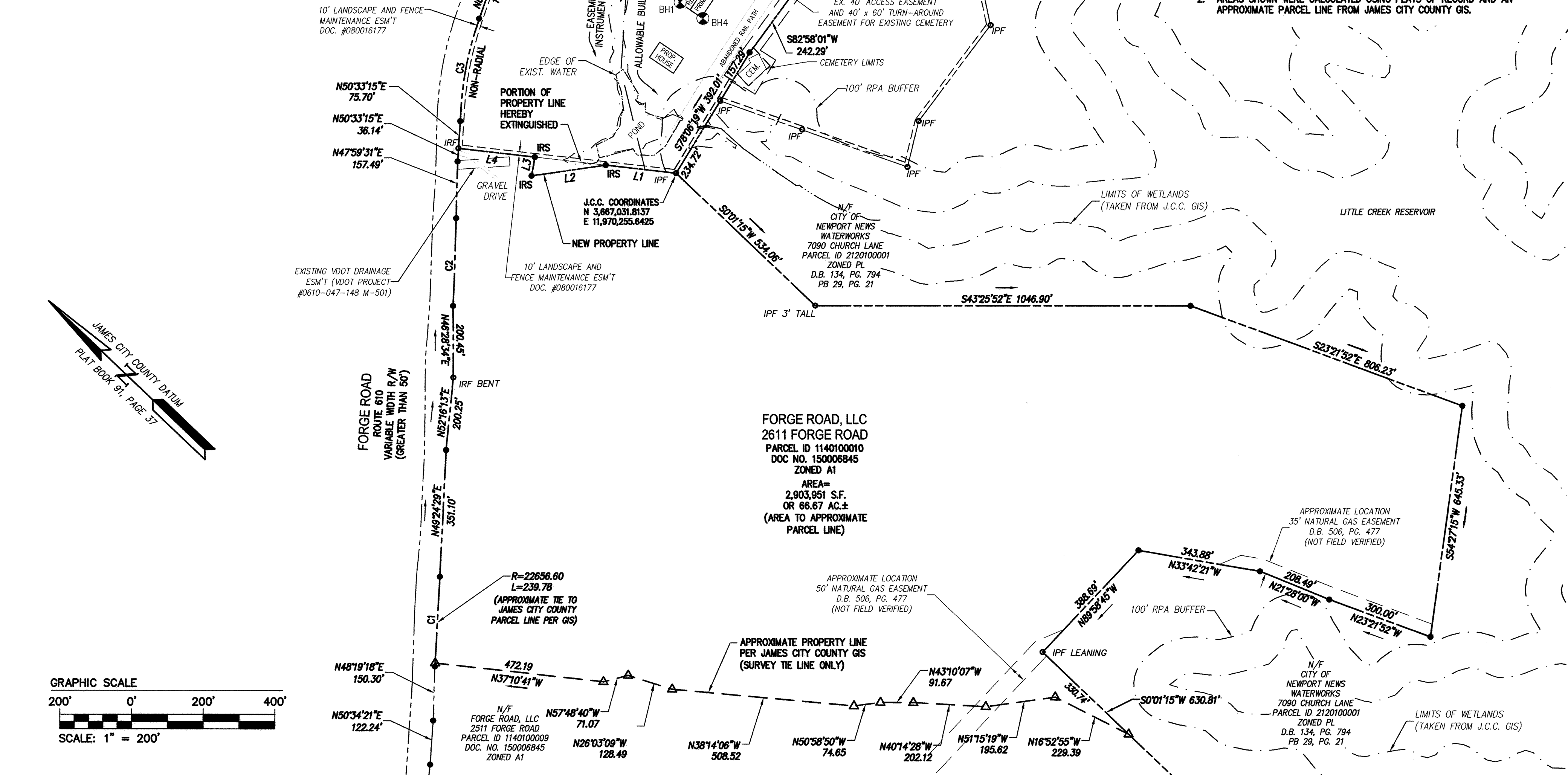
AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT BETWEEN PROPERTIES LOCATED AT 2815 AND 2611 FORGE ROAD OWNED BY EHP LAND COMPANY, INC AND FORGE ROAD, LLC
STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: SCL/JFS
Project Number: 9741
Scale: 1"=200' Date: 2/02/16
Sheet Number 1 OF 2

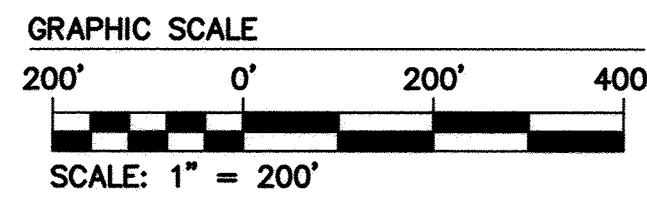
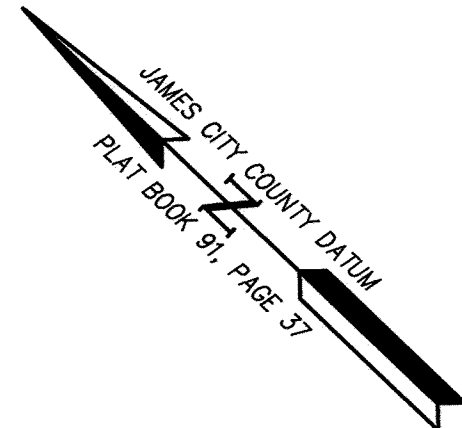
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	0°37'49"	22656.60'	249.23'	124.62'	249.23'	N49°43'23"E
C2	1°03'38"	13130.26'	243.07'	121.54'	243.06'	N48°31'20"E
C3	18°04'51"	919.93'	290.30'	146.37'	289.10'	N57°01'56"E
C4	15°15'46"	919.93'	245.06'	123.26'	244.33'	N73°42'14"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°00'00"W	197.55'
L2	N51°33'30"W	208.67'
L3	N56°16'33"E	52.54'
L4	N37°00'00"W	214.22'

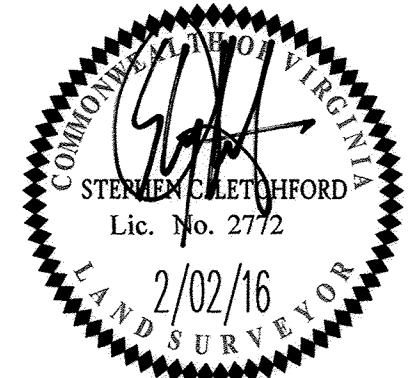


AREA TABULATION		
PARCEL	FORMER AREA	NEW AREA
LOT 5	569,690 S.F.± OR 13.08 AC.±	574,908 S.F.± OR 13.20 AC.±
2611 FORGE ROAD	2,909,169 S.F.± OR 66.79 AC.±	2,903,951 S.F.± OR 66.67 AC.±
TOTAL AREA	3,478,859 S.F.± OR 79.87 AC.±	3,478,859 S.F.± OR 79.87 AC.±

- NOTES:
- THIS PLAT IS BASED ON A PLAT BY AES CONSULTING ENGINEERS TITLED "PLAT OF SUBDIVISION WILLOW POND ESTATES LOTS 4-6 PREPARED FOR: ELWOOD PERRY, JR. DATED NOVEMBER 7, 2006, LAST REVISED NOVEMBER 27, 2007 AND RECORDED MAY 30, 2008 AS DOC. NO. 080013624 AND A PLAT BY AES CONSULTING ENGINEERS TITLED "COMPOSITE MAP OF LAND BEING THE PROPERTY OF UB PROPERTIES, INC." DATED APRIL 14, 2015. PROPERTY LINES AS SHOWN DO NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
 - AREAS SHOWN WERE CALCULATED USING PLATS OF RECORD AND AN APPROXIMATE PARCEL LINE FROM JAMES CITY COUNTY GIS.



2	Large Scale Plat(s) Recorded
herewith as #	160005810
City of Williamsburg & County of James City	Circuit Court: This PLAT was recorded on
	March 29, 2016
at	2:27 AM PM, PB PG
Document #	160005810
MONA A. FOLEY, CLERK	Elyzabeth G'Connor DC
Rev.	Date



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

5248 Olde Towne Road, Suite 1
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Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

PLAT OF BOUNDARY LINE ADJUSTMENT AND
LOT LINE EXTINGUISHMENT BETWEEN
PROPERTIES LOCATED AT 2815 AND 2611 FORGE ROAD
OWNED BY EHP LAND COMPANY, INC AND FORGE ROAD, LLC

STONEHOUSE DISTRICT COUNTY OF JAMES CITY VIRGINIA

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1"=200'	2/02/16
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2 OF 2	