

20002767

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FOREST GLEN ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO FG ASSOCIATES, LLC, BY DEED DATED DECEMBER 29, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT #180003933 ON DECEMBER 29, 2017.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT, KNOWN AS FOREST GLEN SECTION 5 PHASE 1, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Matthew H Lusk 2-12-2020
FOR FG ASSOCIATES, LLC DATE

PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

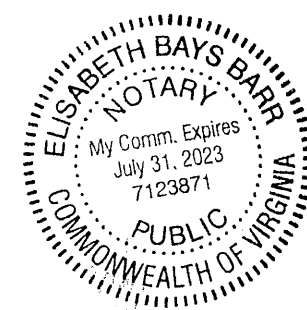
I, Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF February, 2020.

MY COMMISSION EXPIRES 7/31/2023

Elisabeth Bays Barr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



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.

Samuel J. Bickers 09/13/2019
SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

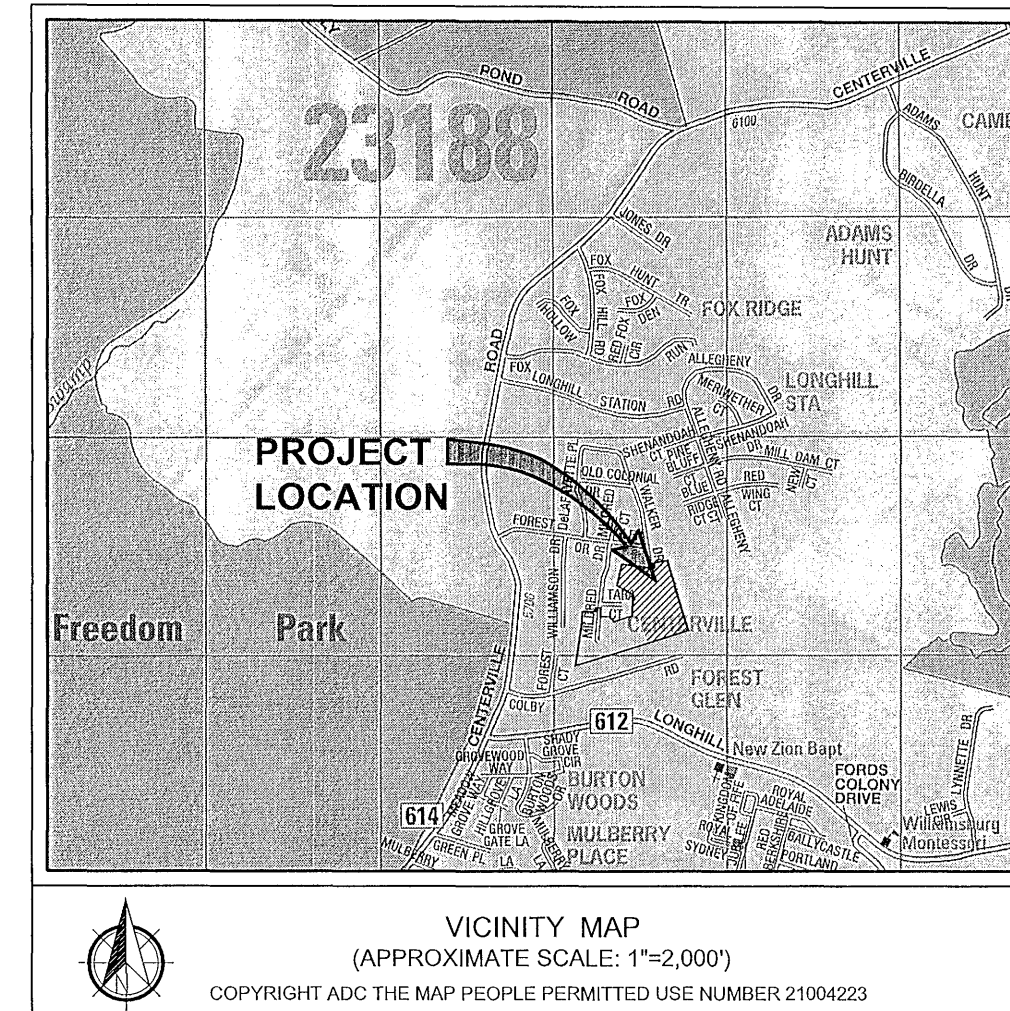
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 2/14/20
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

Shawn Brasher 13 Feb 2020
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 3110100082. PROPERTY ADDRESS: 310 WALKER DRIVE, WILLIAMSBURG, VA 23188
- THE SITE IS CURRENTLY ZONED R-2 GENERAL RESIDENTIAL W/CLUSTER OVERLAY PER APPROVED SUP-0026-2016.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- SETBACK REQUIREMENTS: AS SHOWN
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE PROPERTY LINE BETWEEN EACH LOT.
- THIS PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0108D, PANEL 0108D FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. (BASE FLOOD ELEVATION 7.5' DETERMINED).
- THIS PLAT WAS BASED ON DEED AND PLATS OF RECORD AND A BOUNDARY SURVEY PERFORMED BY AES CONSULTING ENGINEERS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- CONSTRUCTION PLANS (S-0036-2017) FOR SECTION 5 WERE APPROVED ON AUGUST 02, 2019.



AREA TABULATION
FOREST GLEN- SECTION 5, PHASE 1
LOTS 14 THRU 40 AND COMMON OPEN SPACES #1A, #2A, #3 AND #4

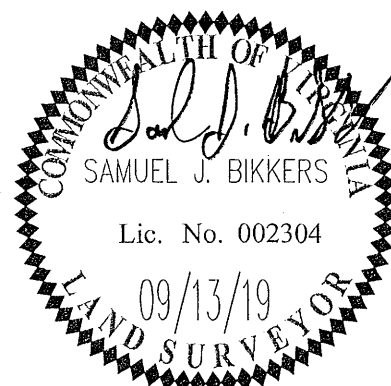
AREA OF RESIDENTIAL LOTS	161,047 S.F.	3.697 AC.±
AREA OF RIGHT OF WAY	60,791 S.F.	1.396 AC.±
AREA OF COMMON OPEN SPACE #1A (COS #1A)	20,123 S.F.	0.462 AC.±
AREA OF COMMON OPEN SPACE #2A (COS #2A)	7,908 S.F.	0.181 AC.±
AREA OF COMMON OPEN SPACE #3 (COS #3)	86,284 S.F.	1.981 AC.±
AREA OF COMMON OPEN SPACE #4 (COS #4)	58,940 S.F.	1.353 AC.±
TOTAL AREA SUBDIVIDED (PHASE 1)	395,093 S.F.	9.070 AC.±
NUMBER OF LOTS (PHASE 1)	27	
AVERAGE LOT SIZE	5,965 S.F.	0.137 AC.±
SMALLEST LOT (LOTS 17-20, 30, 36, AND 40)	5,000 S.F.	0.115 AC.±
LARGEST LOT (LOT 26)	8,892	0.204 AC.±
GROSS LOTS PER ACRE	2.98	

3 Large/Small Plat(s) Recorded
herewith as # 200002767

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF Feb, 2020.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM
INSTRUMENT # 200002767

TESTE: MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
2	09/13/19	REVISED PER COMMENTS DATED 09/2019	RMS
1	07/24/19	REVISED PER COMMENTS DATED 02/2019	RMS

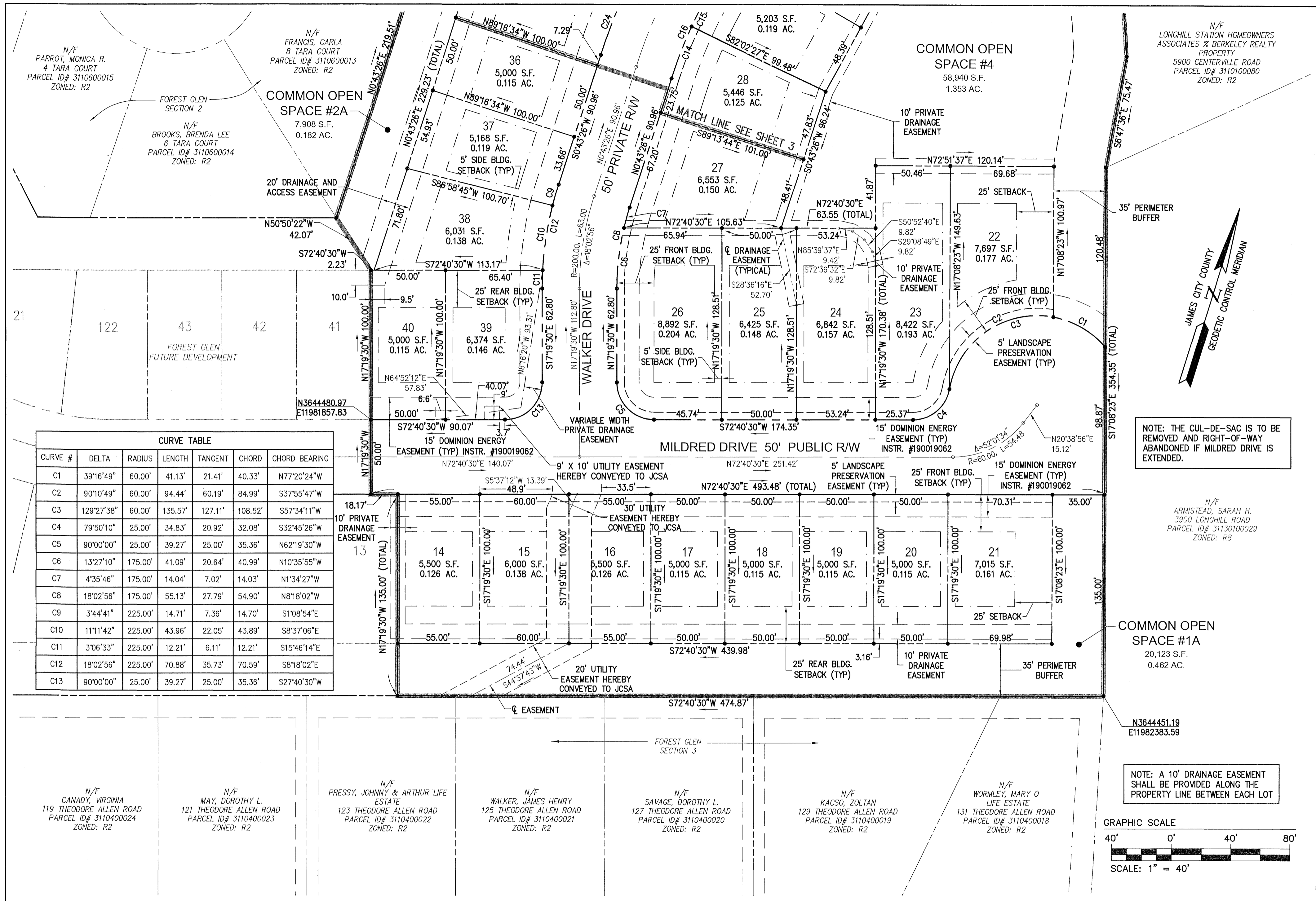


AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC S-0036-2017
PLAT OF SUBDIVISION
LOTS 14 THRU 40 AND
COMMON OPEN SPACES #1A, #2A, #3 AND #4
FOREST GLEN
SECTION 5 - PHASE 1
OWNER / DEVELOPER: FOREST GLEN ASSOCIATES, LLC
POWhatan District | James City County | Virginia

Project Contacts:	SJB/TRS
Project Number:	6195-02
Scale:	N/A
Date:	01/24/19
Sheet Number	1 of 3

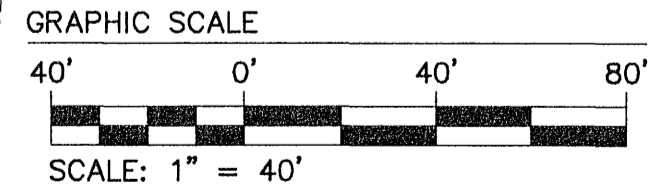
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CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	39°16'49"	60.00'	41.13'	21.41'	40.33'	N77°20'24"W
C2	90°10'49"	60.00'	94.44'	60.19'	84.99'	S37°55'47"W
C3	129°27'38"	60.00'	135.57'	127.11'	108.52'	S57°34'11"W
C4	79°50'10"	25.00'	34.83'	20.92'	32.08'	S32°45'26"W
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N62°19'30"W
C6	13°27'10"	175.00'	41.09'	20.64'	40.99'	N10°35'55"W
C7	4°35'46"	175.00'	14.04'	7.02'	14.03'	N1°34'27"W
C8	18°02'56"	175.00'	55.13'	27.79'	54.90'	N8°18'02"W
C9	3°44'41"	225.00'	14.71'	7.36'	14.70'	S1°08'54"E
C10	11°11'42"	225.00'	43.96'	22.05'	43.89'	S8°37'06"E
C11	3°06'33"	225.00'	12.21'	6.11'	12.21'	S15°46'14"E
C12	18°02'56"	225.00'	70.88'	35.73'	70.59'	S8°18'02"E
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S27°40'30"W

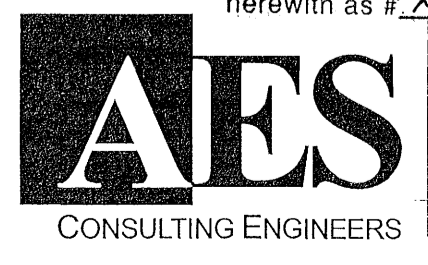
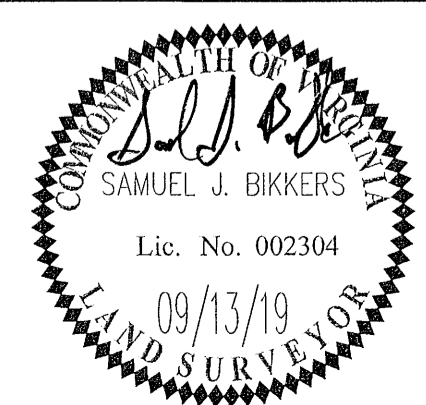
NOTE: THE CUL-DE-SAC IS TO BE REMOVED AND RIGHT-OF-WAY ABANDONED IF MILDRED DRIVE IS EXTENDED.

NOTE: A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE PROPERTY LINE BETWEEN EACH LOT



2	09/13/19	REVISED P
1	07/24/19	REVISED P
Rev.	Date	

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on:
Feb. 20, 2020
at 11:13 AM/PM, PG —
Document # 200002767
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

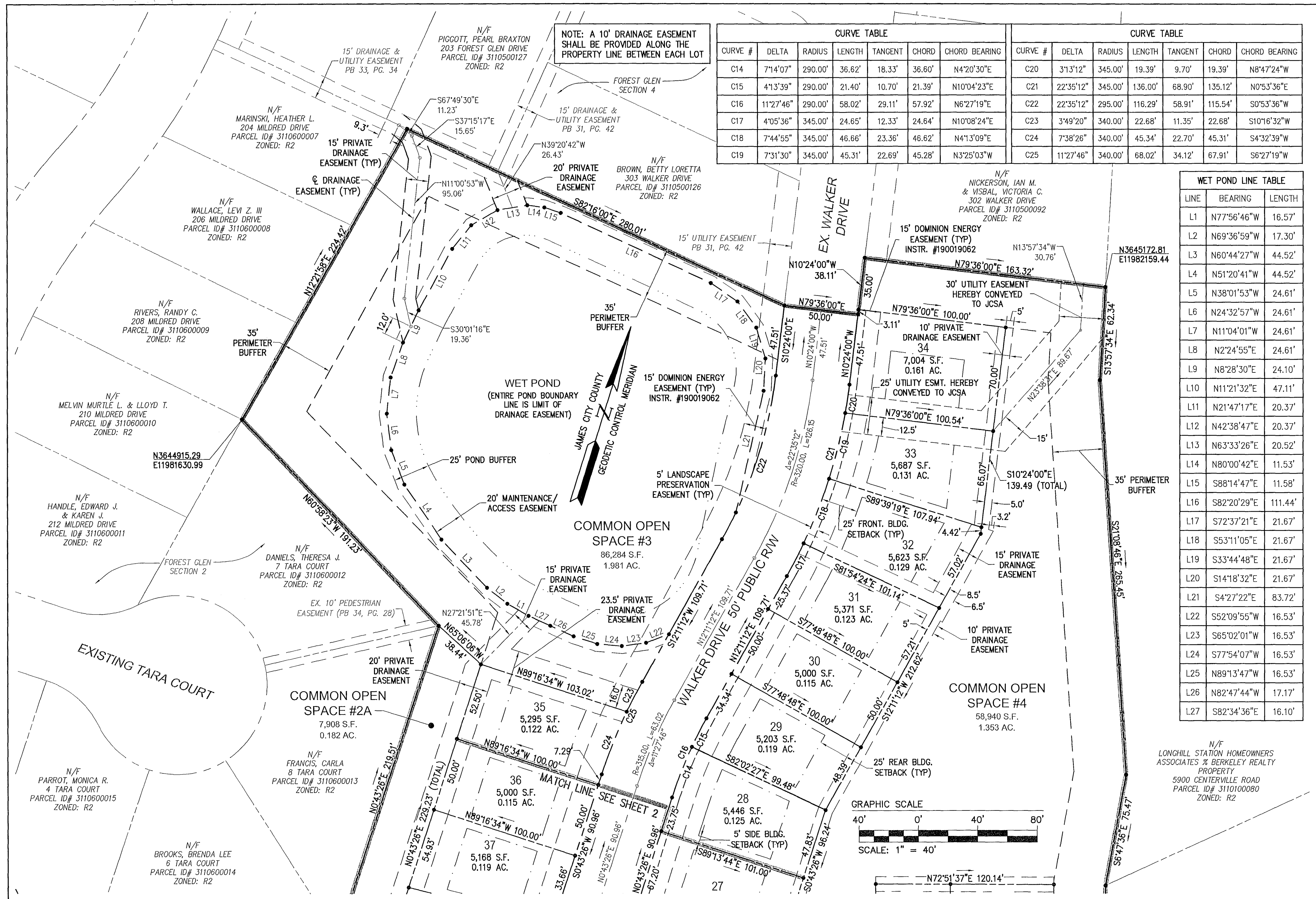


3 Large/Small Plat(s) Recorded herewith as # 200002767
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

REF: JCC S-0036-2017
PLAT OF SUBDIVISION
LOTS 14 THRU 40 AND
COMMON OPEN SPACES #1A, #2A, #3 AND #4
FOREST GLEN
SECTION 5 - PHASE 1
OWNER / DEVELOPER: FOREST GLEN ASSOCIATES, LLC
POWhatan District JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/TRS	
Project Number: 6195-02	
Scale: 1"=40'	Date: 01/24/19
Sheet Number	
2 of 3	

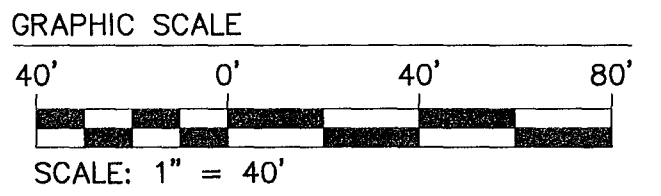
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CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C14	7°14'07"	290.00'	36.62'	18.33'	36.60'	N4°20'30"E
C15	4°13'39"	290.00'	21.40'	10.70'	21.39'	N10°04'23"E
C16	11°27'46"	290.00'	58.02'	29.11'	57.92'	N6°27'19"E
C17	4°05'36"	345.00'	24.65'	12.33'	24.64'	N10°08'24"E
C18	7°44'55"	345.00'	46.66'	23.36'	46.62'	N4°13'09"E
C19	7°31'30"	345.00'	45.31'	22.69'	45.28'	N3°25'03"W

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C20	3°13'12"	345.00'	19.39'	9.70'	19.39'	N8°47'24"W
C21	22°35'12"	345.00'	136.00'	68.90'	135.12'	N0°53'36"E
C22	22°35'12"	295.00'	116.29'	58.91'	115.54'	S0°53'36"W
C23	3°49'20"	340.00'	22.68'	11.35'	22.68'	S10°16'32"W
C24	7°38'26"	340.00'	45.34'	22.70'	45.31'	S4°32'39"W
C25	11°27'46"	340.00'	68.02'	34.12'	67.91'	S6°27'19"W

WET POND LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°56'46"W	16.57'
L2	N69°36'59"W	17.30'
L3	N60°44'27"W	44.52'
L4	N51°20'41"W	44.52'
L5	N38°01'53"W	24.61'
L6	N24°32'57"W	24.61'
L7	N11°04'01"W	24.61'
L8	N2°24'55"E	24.61'
L9	N8°28'30"E	24.10'
L10	N11°21'32"E	47.11'
L11	N21°47'17"E	20.37'
L12	N42°38'47"E	20.37'
L13	N63°33'26"E	20.52'
L14	N80°00'42"E	11.53'
L15	S88°14'47"E	11.58'
L16	S82°20'29"E	111.44'
L17	S72°37'21"E	21.67'
L18	S53°11'05"E	21.67'
L19	S33°44'48"E	21.67'
L20	S14°18'32"E	21.67'
L21	S4°27'22"E	83.72'
L22	S52°09'55"W	16.53'
L23	S65°02'01"W	16.53'
L24	S77°54'07"W	16.53'
L25	N89°13'47"W	16.53'
L26	N82°47'44"W	17.17'
L27	S82°34'36"E	16.10'

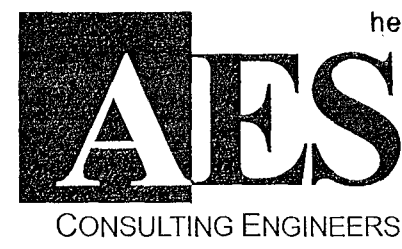
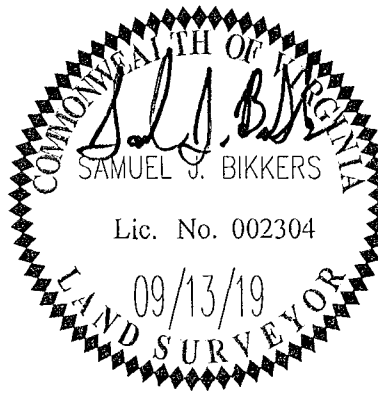


NOTE: A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE PROPERTY LINE BETWEEN EACH LOT

REF: JCC S-0036-2017

Rev.	Date	REVISIONS
2	09/13/19	REVISED PER
1	07/24/19	REVISED PER

City of Williamsburg & County of James City Circuit Court; This PLAT was recorded on Feb. 20, 2020 at 11:13 AM, PB PG Document # 200002167 MONA A. FOLEY, CLERK



3 Large/Small Plat(s) Recorded herewith as # 200002167
5248 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION LOTS 14 THRU 40 AND COMMON OPEN SPACES #1A, #2A, #3 AND #4 FOREST GLEN SECTION 5 - PHASE 1 OWNER / DEVELOPER: FOREST GLEN ASSOCIATES, LLC

Project Contacts: SJB/TRS
Project Number: 6195-02
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S:\2019\19-002-Plat of Subdivision Forest Glen Section 5-Phase 1\19-002-Plat of Subdivision Forest Glen Section 5-Phase 1.dwg, 2/20/20 10:07:46 AM, Denny.greene