

#200019911

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 2, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR FG ASSOCIATES, LLC DATE 10/15/20

Lawrence Stackey - manager PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF York TO-WIT:

I, Makayla Diane Lusk, 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 15th DAY OF October, 2020.

MY COMMISSION EXPIRES March 31, 2024

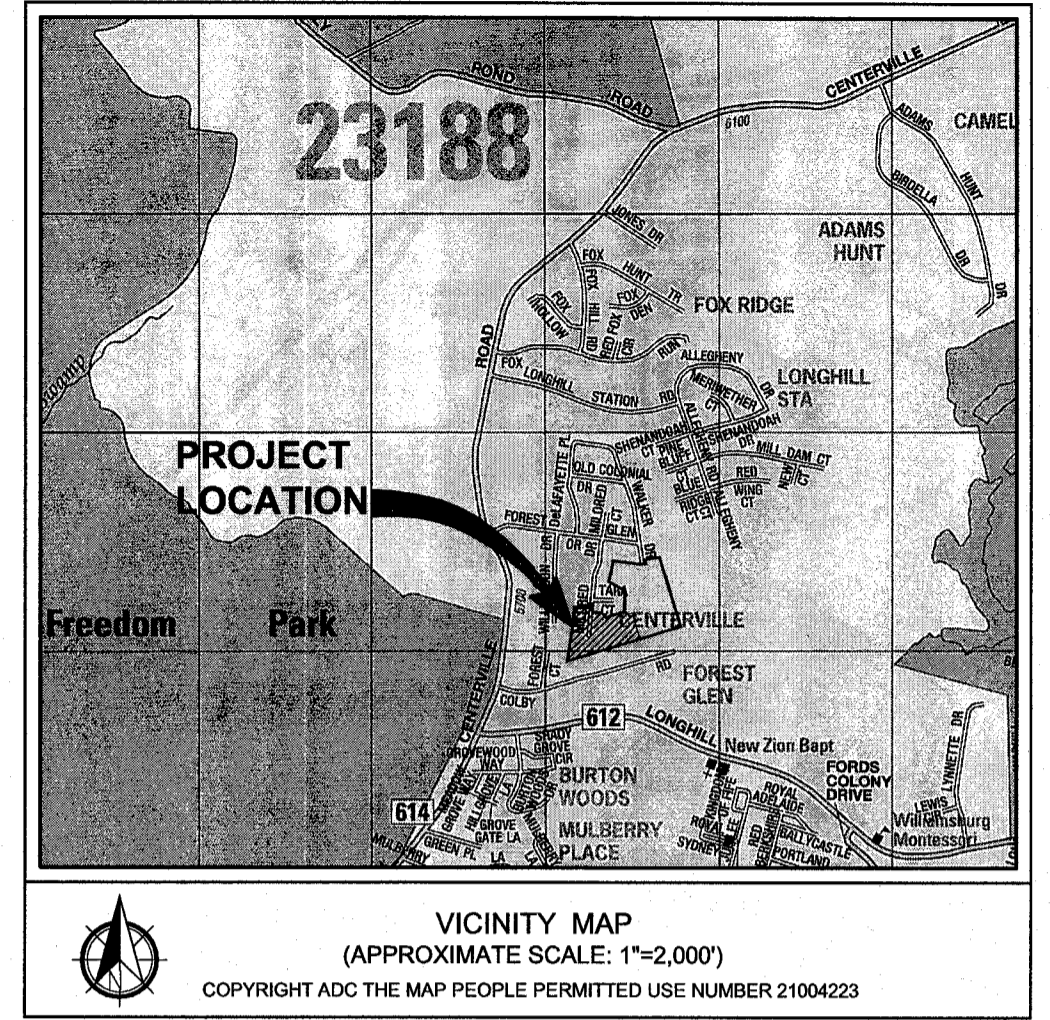
Makayla Diane Lusk NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7858297



GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 3110100082. PROPERTY ADDRESS: 310 WALKER DRIVE, WILLIAMSBURG, VA 23188
2. THE SITE IS CURRENTLY ZONED R-2 GENERAL RESIDENTIAL W/CLUSTER OVERLAY PER APPROVED SUP-0026-2016.
3. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
4. SETBACK REQUIREMENTS: AS SHOWN
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
6. UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE.
7. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
8. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
9. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE PROPERTY LINE BETWEEN EACH LOT.
12. 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).
13. THIS PLAT WAS BASED ON DEED AND PLATS OF RECORD AND A BOUNDARY SURVEY PERFORMED BY AES CONSULTING ENGINEERS.
14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
15. CONSTRUCTION PLANS (S-0036-2017) FOR SECTION 5 WERE APPROVED ON AUGUST 2, 2019.



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, L.S. #002304 DATE 08/06/2020

CERTIFICATE OF APPROVAL

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

Subdivision Agent of James City County DATE 12 Nov 2020

Virginia Department of Transportation DATE 6 Nov 2020

AREA TABULATION FOREST GLEN- SECTION 5, PHASE 2 LOTS 1 THRU 13, 41 THRU 45 AND COMMON OPEN SPACES #1B AND #2B

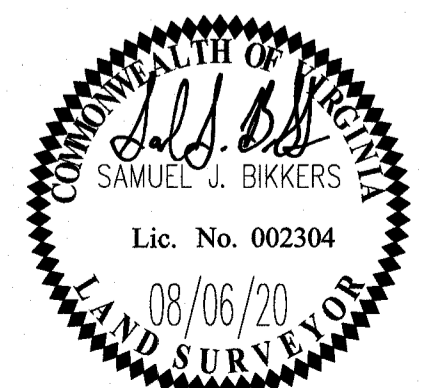
Table with 3 columns: Description, Area in S.F., Area in AC.±. Includes rows for Residential Lots, Right of Way, Common Open Spaces #1B and #2B, and Total Area Subdivided (Phase 2).

Table with 3 columns: Description, Value, Area in AC.±. Includes rows for Number of Lots (Phase 2), Average Lot Size, Smallest Lot, Largest Lot, and Gross Lots per Acre.

2 Large/Small Plat(s) Recorded herewith as # 200019911

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16th DAY OF November, 2020 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:50 AM/PM INSTRUMENT # 200019911 TESTE: 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.

Project title block: REF: JCC 9-19-0067, PLAT OF SUBDIVISION, LOTS 1 THRU 13, 41 THRU 45 AND COMMON OPEN SPACES #1B & #2B, FOREST GLEN SECTION 5 - PHASE 2, OWNER / DEVELOPER: FG ASSOCIATES, LLC.

Project metadata table: Project Contacts: PCJ/TRS, Project Number: 6195-02, Scale: N/A, Date: 07/26/19, Sheet Number: 1 of 2.