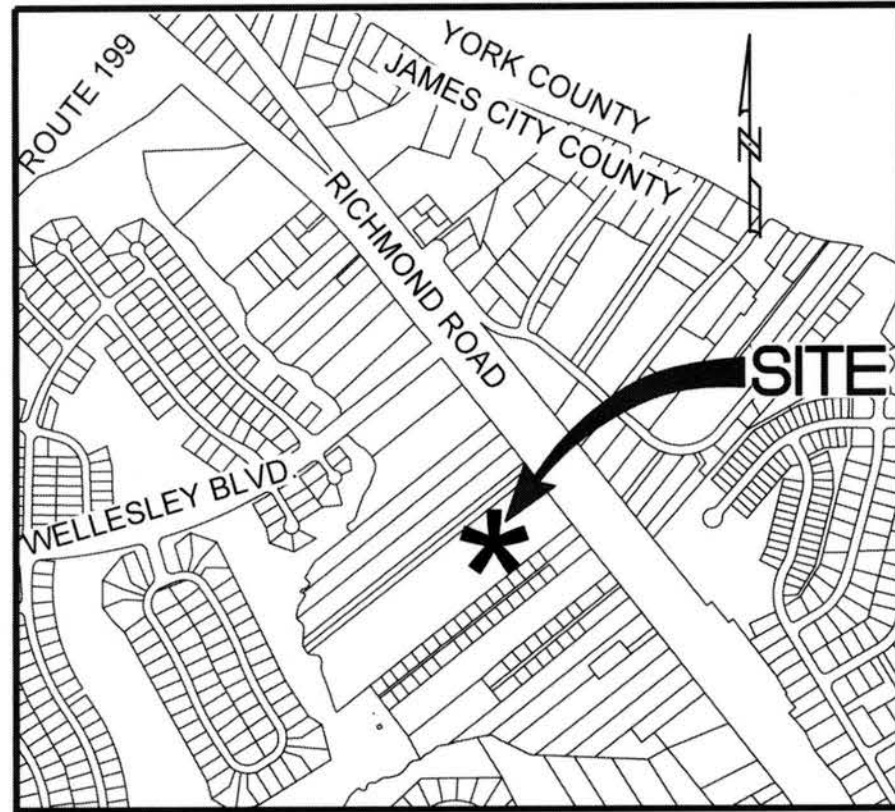


202607017



VICINITY MAP 1" = 1000'

GENERAL NOTES

- 1. 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.
2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3. PARCELS WILL BE SERVED BY PUBLIC WATER AND SEWER.
4. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
7. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
9. PROPERTY LIES IN FIRM ZONES "A" AND "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0128D, DATED DECEMBER 16, 2015.
10. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
13. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
14. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
15. PROPOSED RIGHTS-OF-WAY, LINDA LANE, SHARON COURT & FOREST HEIGHTS ROAD ARE HEREBY DEDICATED FOR PUBLIC USE.
16. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
17. PROPERTY IS SUBJECT TO PROFFERS SHOWN IN INSTRUMENT #200000797 RECORDED JANUARY 16, 2020 IN JAMES CITY COUNTY CIRCUIT COURT AND SPECIAL USE RESOLUTION 19-0020 APPROVED AND ADOPTED BY THE JCC BOARD OF SUPERVISORS ON DECEMBER 10, 2019
18. LANDSCAPE PRESERVATION AND MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
19. COMMON OPEN SPACE AREAS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
20. SHARON COURT AND FOREST HEIGHTS ROAD RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.

SUBDIVISION OF

FOREST HEIGHTS NEIGHBORHOOD PHASE III, SECTION A LOTS 1 - 46 & PARCEL B

POWHATAN MAGISTERIAL DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 04/07/2026

JOB # 17-268



Engineering & Surveying Consultants

205-E Bulifants Blvd, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 3

JCC: S-22-0006

OWNERS CERTIFICATE: WAYNE HARBIN BUILDER, INC.

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

Signature: Wayne S. Harbin Jr. DATE: 5-27-26

NAME PRINTED: Wayne S. Harbin Jr. TITLE: Vice Pres.

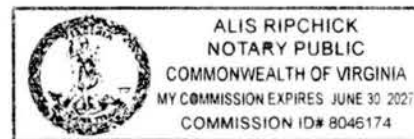
CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA COUNTY OF York

I, Alis Ripchick, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 27 DAY OF May 2026. MY COMMISSION EXPIRES June 30, 2027. REGISTRATION NO. 8046174

NOTARY PUBLIC, STATE OF VIRGINIA



CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF WAYNE HARBIN BUILDER, INC. AND WAS ACQUIRED FROM THE SALVATION ARMY BY THAT CERTAIN DEED DATED FEBRUARY 26, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 200003212

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

4/7/2026

DATE

Signature of William S. Felts

WILLIAM S. FELTS, L.S. 3149



CERTIFICATE OF APPROVAL

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

05/27/2026 DATE, Signature of Yagendra Patel, VIRGINIA DEPARTMENT OF TRANSPORTATION

06/03/2026 DATE, Signature of Susan M. Istenas, SUBDIVISION AGENT OF JAMES CITY COUNTY

AREA TABULATIONS

Table with 3 columns: Description, S.F., AC. Includes rows for DEDICATED R/W (71,667 S.F., 1.645 AC.), TOTAL LOT AREA (108,096 S.F., 2.481 AC.), COMMON OPEN SPACE #1-4, PARCEL 'B' (122,487 S.F., 2.812 AC.), and PHASE III (TOTAL) (496,852 S.F., 11.406 AC.).

Table with 3 columns: Description, S.F., AC. Includes rows for NATURAL OPEN SPACE #1-4 (TOTAL 63,643 S.F., 1.461 AC.) and NATURAL OPEN SPACE CALCULATIONS.

NATURAL OPEN SPACE CALCULATIONS SHOWN ABOVE FOR CLARITY. ACTUAL NATURAL OPEN SPACE AND CONSERVATION EASEMENTS WERE RECORDED APRIL 6, 2026 IN INSTRUMENT #202603897.

PROPERTY INFORMATION

PARCEL ID: #3220100081 ZONING DISTRICT: R3 RESIDENTIAL REDEVELOPMENT DISTRICT WITH PROFFERS

PROPERTY OWNER: WAYNE HARBIN BUILDER, INC. INST. #200003212

PROPERTY ADDRESS: 6015 RICHMOND ROAD WILLIAMSBURG, VIRGINIA 23188

LOT AREA TABLE with 3 columns: Lot #, S.F., AC. Lists lots 1 through 46 and their respective areas.

3 Large/Small Plat(s) Recorded herewith as # 202607017

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 5th DAY OF June, 2026 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 12:13pm 202607017 INSTRUMENT #

TESTE ELIZABETH E. O'CONNOR, CLERK

202607017

EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C16	72.46'	47.88'	86°42'23"	N 41°00'48" E	65.74'
C17	80.84'	42.88'	108°01'20"	N 51°40'17" E	69.39'
C18	6.91'	44.88'	8°49'19"	S 47°09'46" E	6.90'
C19	32.24'	40.88'	45°11'11"	N 15°35'53" W	31.41'
C20	23.08'	51.50'	25°40'30"	S 75°09'25" W	22.89'
C21	14.84'	23.50'	36°11'07"	S 69°54'06" W	14.60'
C22	24.31'	38.50'	36°11'07"	N 69°54'06" E	23.91'
C23	23.05'	36.50'	36°11'07"	N 69°54'06" E	22.67'
C24	5.50'	3.50'	90°00'14"	N 06°48'31" E	4.95'
C25	5.50'	3.50'	90°00'02"	S 83°11'28" E	4.95'
C26	38.23'	34.88'	62°47'30"	N 83°12'17" E	36.34'

EASEMENT LINE TABLE

L3	N 38°27'31" W	61.53'
L4	N 19°57'40" E	8.58'
L5	S 03°11'58" E	24.24'
L6	S 27°46'38" W	68.71'
L7	N 51°48'33" E	7.64'
L8	N 38°38'33" W	14.72'
L9	N 15°44'35" W	26.45'
L10	S 02°25'08" E	76.40'
L11	N 74°19'03" W	10.80'
L12	S 51°42'33" W	63.67'
L13	S 51°42'33" W	63.52'
L14	N 38°11'29" W	31.07'
L15	N 51°48'33" E	21.82'
L16	N 51°48'33" E	21.82'
L17	N 51°48'33" E	20.65'
L18	S 38°11'24" E	8.50'
L19	S 51°48'33" W	15.00'
L20	N 38°11'27" W	8.70'

L21	N 51°48'31" E	34.19'
L22	N 46°01'05" E	33.94'
L23	N 17°45'11" E	80.11'
L24	N 08°35'10" E	13.87'
L25	S 41°45'56" W	52.11'

LEGEND



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SUBDIVISION OF
FOREST HEIGHTS NEIGHBORHOOD
PHASE III, SECTION A
LOTS 1 - 46 & PARCEL B

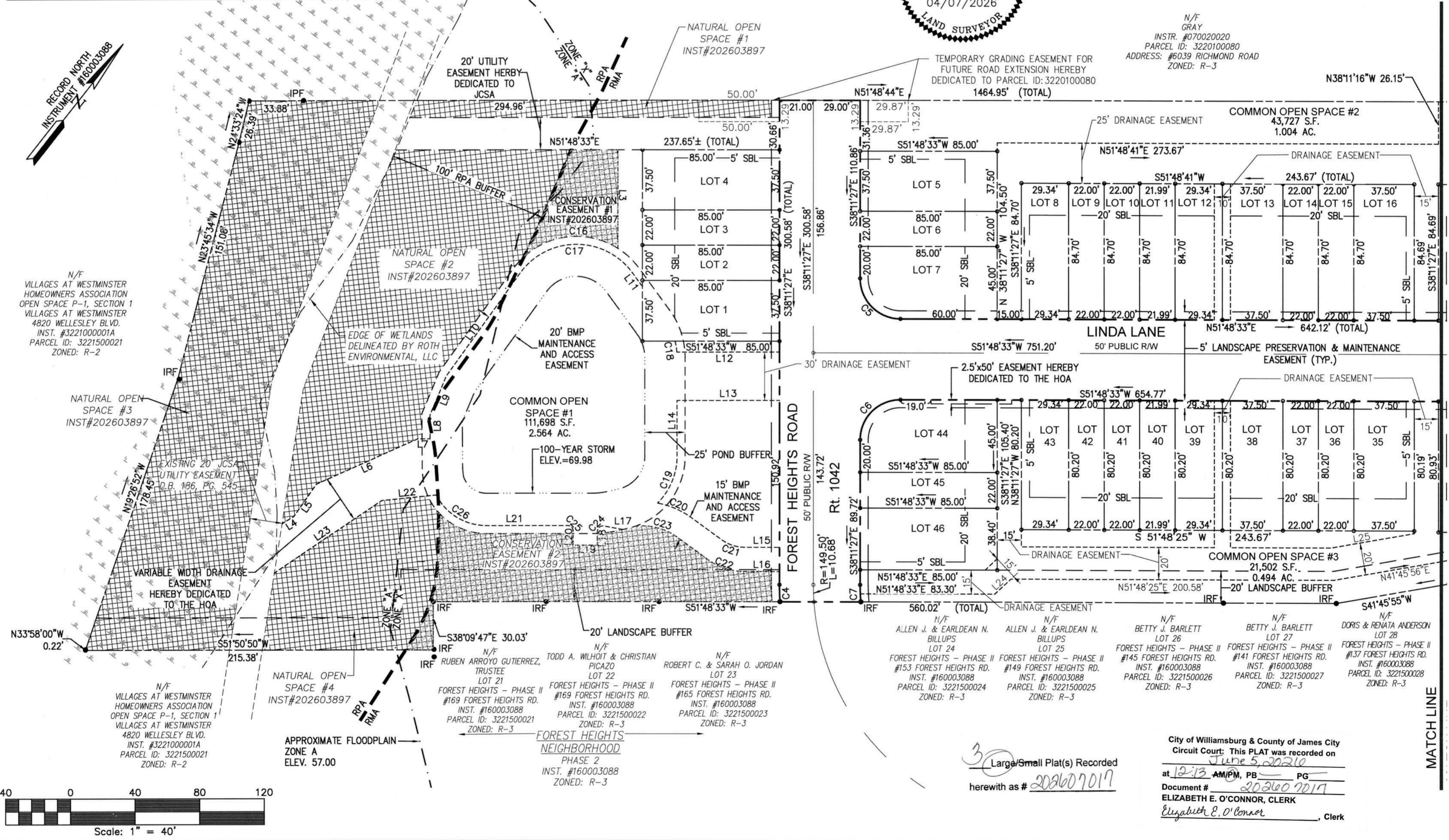
POWhatan Magisterial District James City County Virginia
DATE: 04/07/2026 JOB # 17-268

SHEET 2 OF 3
JCC: S-22-0006

N/F GRAY
INSTR. #070020020
PARCEL ID: 3220100080
ADDRESS: #6039 RICHMOND ROAD
ZONED: R-3

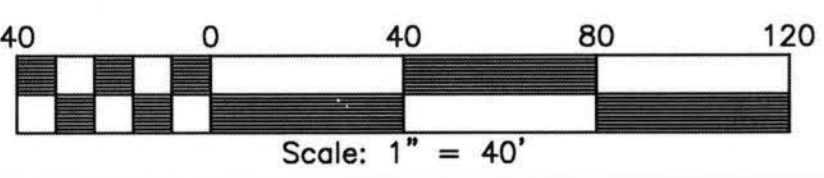
RIGHT-OF-WAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C4	10.69'	170.50'	3°35'28"	N 39°59'11" W	10.68'
C5	39.27'	25.00'	90°00'00"	S 83°11'27" E	35.36'
C6	39.27'	25.00'	90°00'00"	N 06°48'33" E	35.36'
C7	10.69'	120.50'	5°05'04"	N 40°43'59" W	10.69'



N/F VILLAGES AT WESTMINSTER HOMEOWNERS ASSOCIATION OPEN SPACE P-1, SECTION 1 VILLAGES AT WESTMINSTER 4820 WELLESLEY BLVD. INST. #322100001A PARCEL ID: 3221500021 ZONED: R-2

N/F VILLAGES AT WESTMINSTER HOMEOWNERS ASSOCIATION OPEN SPACE P-1, SECTION 1 VILLAGES AT WESTMINSTER 4820 WELLESLEY BLVD. INST. #322100001A PARCEL ID: 3221500021 ZONED: R-2



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 5, 2026
at 12:13 AM/PM, PB PG
Document # 202607017
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

3 Large/Small Plat(s) Recorded
herewith as # 202607017

202607017

SUBDIVISION OF

FOREST HEIGHTS
NEIGHBORHOOD
PHASE III, SECTION A
LOTS 1 - 46 & PARCEL B

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POWHATAN MAGISTERIAL DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 04/07/2026 JOB # 17-268

SHEET 3 OF 3
JCC: S-22-0006

RIGHT-OF-WAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	39.27'	25.00'	90°00'00"	N 06°48'33" E	35.36'
C9	137.61'	178.50'	44°10'18"	N 60°16'36" W	134.23'
C10	137.79'	221.50'	35°38'36"	N 64°32'27" W	135.58'
C11	106.69'	171.50'	35°38'36"	N 64°32'27" W	104.98'
C12	103.69'	228.50'	25°59'57"	N 69°21'46" W	102.80'
C13	31.34'	25.00'	71°49'39"	S 87°43'23" W	29.33'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L26	S 51°48'33" W	24.16'
L27	N 20°35'02" W	94.54'
L28	S 20°35'02" E	102.15'
L29	S 51°48'25" W	47.08'
L30	S 51°48'25" W	38.27'
L31	N 38°11'27" E	13.46'
L33	N 41°45'46" E	26.44'

CENTERLINE CURVE TABLE

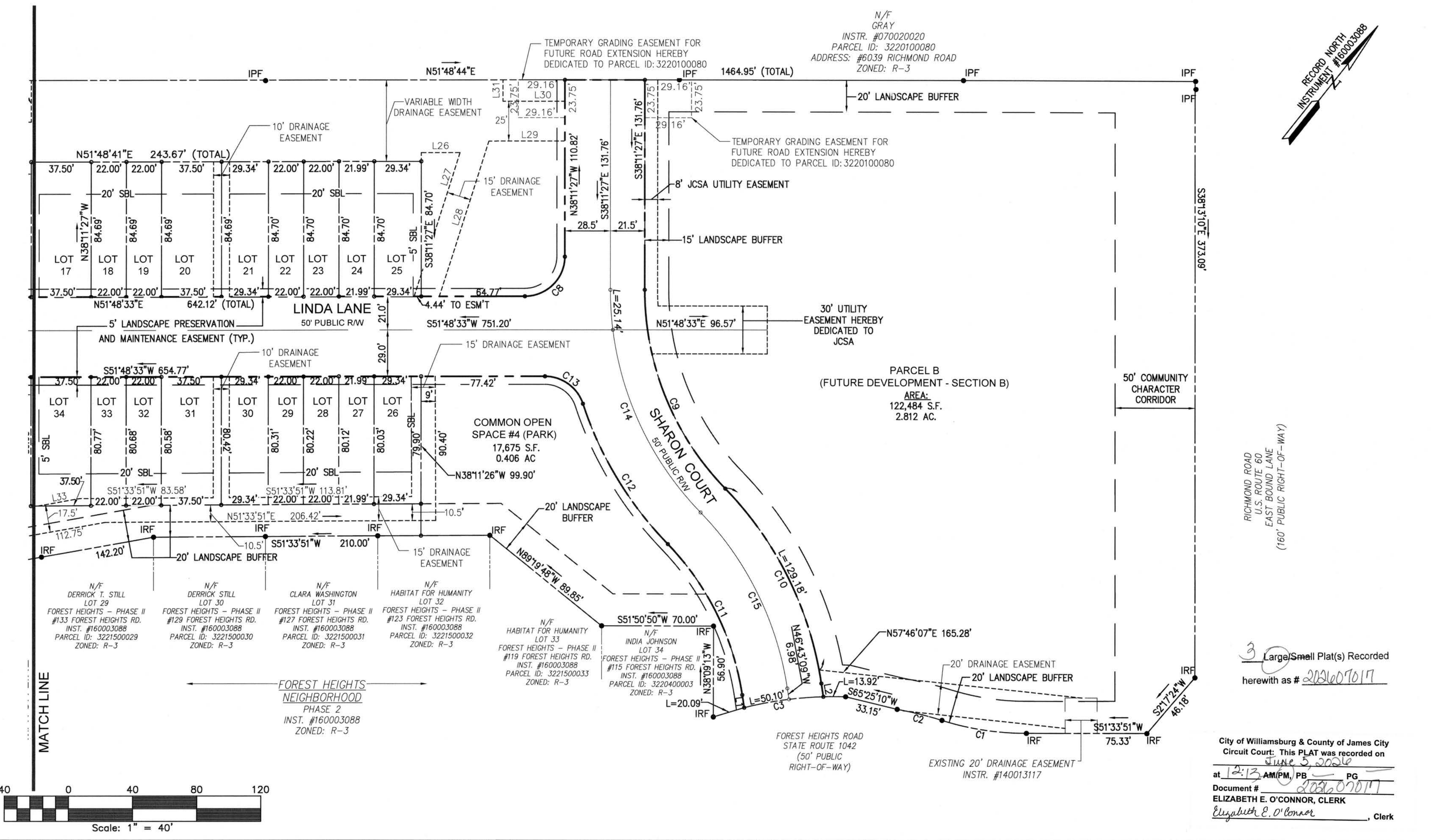
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C14	154.19'	200.00'	44°10'18"	N 60°16'36" W	150.40'
C15	124.42'	200.00'	35°38'36"	N 64°32'27" W	122.42'

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°43'09" E	8.08'
L2	S 46°43'09" E	8.50'

EXISTING PARCEL CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	53.63'	53.42'	S 60°20'36" W	17°33'31"
C2	225.00'	28.82'	28.80'	S 65°27'09" W	7°20'20"
C3	229.50'	84.12'	83.65'	S 42°59'39" W	21°00'00"



3 Large/Small Plat(s) Recorded
herewith as # 202607017

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
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