

210004604

CERTIFICATION OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ELWOOD H. PERRY, JR. AND SHARON W. PERRY TO JASON A. PALMER AND RACHEL F. PALMER BY DEED DATED MAY 2, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #140008927.

OWNER'S CERTIFICATE
 THE REVISED "NON-BUILDABLE AREA" SHOWN ON THIS PLAT, KNOWN AS "PLAT FROM PARTIAL FIELD SURVEY AND RECORDS, LOT 4 WILLOW POND ESTATES," BEING 2827 FORGE ROAD CONTAINING 8.90 ACRES± IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

BY: Jason A. Palmer DATE 3-4-21
Rachel F. Palmer DATE 3-4-21

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF James City County
 I, Elizabeth Bays NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

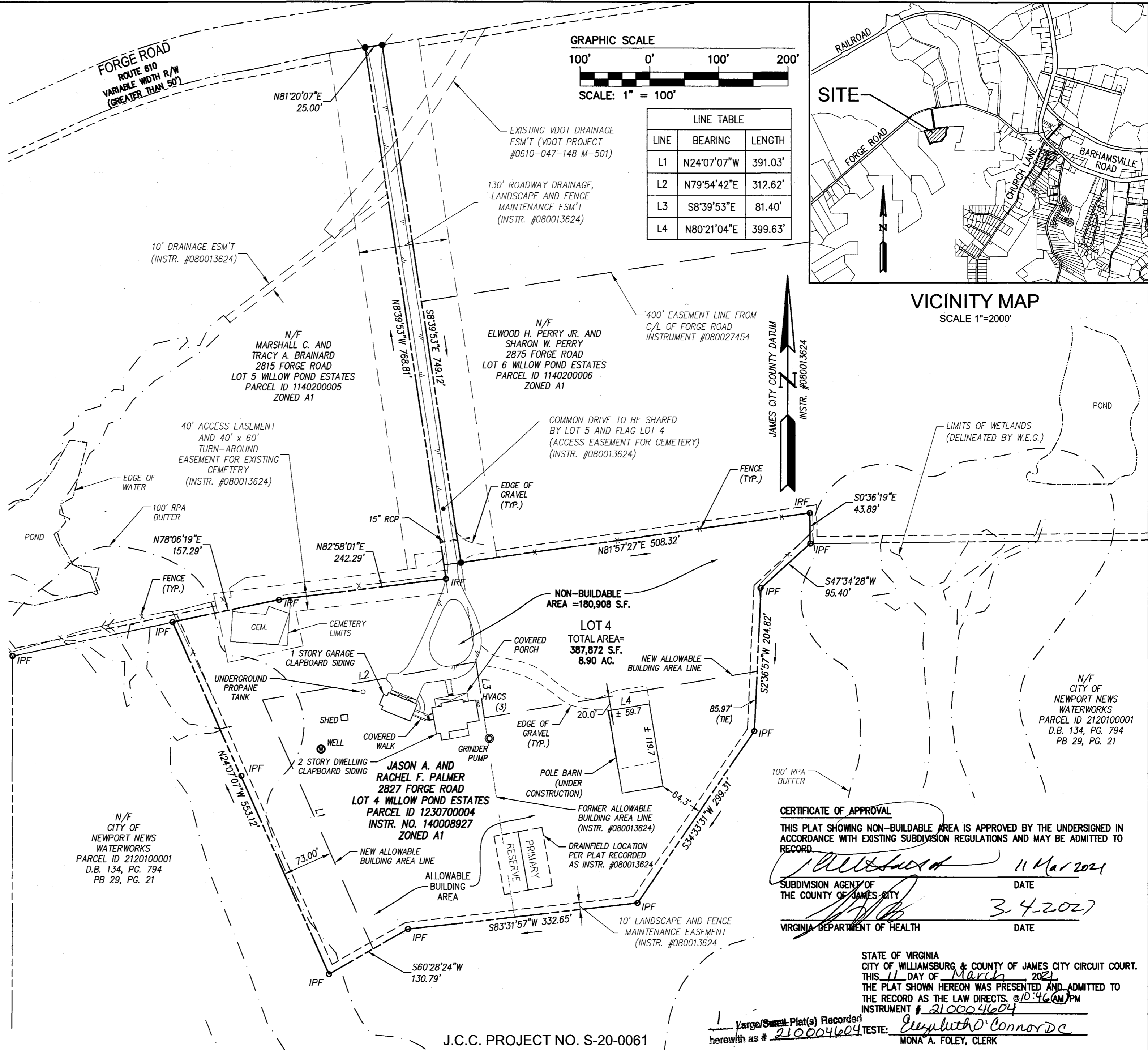
GIVEN UNDER MY NAME THIS 4th DAY OF March, 2021
Elizabeth Bays
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/31/2023
 NOTARY REGISTRATION NUMBER: 7123871

GENERAL NOTES:

- THIS PLAT IS BASED UPON A PARTIAL FIELD SURVEY AND RECORDS. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
- THE SUBJECT PROPERTY IS VESTED IN THE NAME OF JASON A. & RACHEL F. PALMER. PARCEL ID 1230700004 2827 FORGE ROAD INSTR. #140008927
- REFERENCE IS HEREBY MADE TO A PLAT OF SUBDIVISION, WILLOW POND ESTATES LOTS 4-6, RECORDED IN INSTR. #080013624.
- REFERENCE IS HEREBY MADE TO JCC ORDINANCE, ADOPTED JANUARY 12, 2021.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0039D, MAP REVISED DATE OF DECEMBER 16, 2015. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ON JANUARY 12, 2021, THE JAMES CITY COUNTY BOARD OF SUPERVISORS APPROVED AN ORDINANCE TO VACATE AND AMEND A PORTION OF THE SUBDIVISION PLAT, MORE PARTICULARLY DESCRIBED AS THE VACATION OF "THE ALLOWABLE BUILDING AREA" ON LOT 4 OF THE ABOVE REFERENCED PLAT.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9 OF THE JAMES CITY COUNTY CODE.
- THIS PLAT IS ASSOCIATED WITH DEED OF CONSERVATION AND OPEN SPACE EASEMENT, INSTRUMENT NO. 080027454

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 DATE 3-04-2021
 SAMUEL J. BICKERS, L.S. #2304



CERTIFICATE OF APPROVAL
 THIS PLAT SHOWING NON-BUILDABLE AREA IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

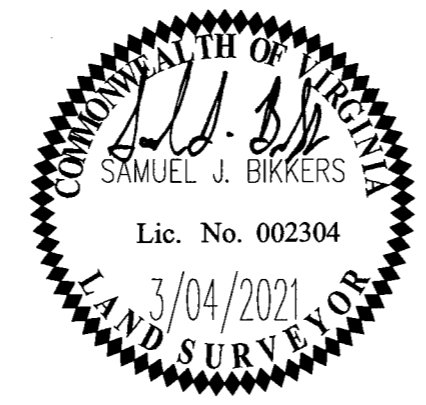
Elizabeth Bays DATE 11 Mar 2021
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY
 VIRGINIA DEPARTMENT OF HEALTH DATE 3-4-2021

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 11 DAY OF March, 2021
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:46 AM PM
 INSTRUMENT # 210004604
 TESTE: Elizabeth O'Connor DC
 MONA A. FOLEY, CLERK

J.C.C. PROJECT NO. S-20-0061

Large/Small Plat(s) Recorded herewith as # 210004604 TESTE: Elizabeth O'Connor DC
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	02/25/2021	Revised per JCC comments dated 2/23/21	JFS



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PLAT FROM PARTIAL FIELD SURVEY AND RECORDS
LOT 4 WILLOW POND ESTATES
 SHOWING NON-BUILDABLE AREA
 PER JCC BOARD OF SUPERVISORS ORDINANCE, ADOPTED 1/12/2021
 BEING 2827 FORGE ROAD
 CONTAINING 8.90 ACRES
 OWNED BY: JASON A. AND RACHEL F. PALMER
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	26385
Scale:	1"=100'
Date:	01/21/2021
Sheet Number	1 of 1