

210012971

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY UB PROPERTIES, INC. TO FORGE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY DEED DATED APRIL 6, 2015 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 #150006845.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT KNOWN AS "PLAT OF SUBDIVISION AND PROPERTY LINE VACATION BEING 2511 AND 2611 FORGE ROAD CONTAINING 129.073 ACRES± OWNED BY: FORGE ROAD LLC" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: FORGE ROAD LLC

BY: V. Hawley Smith III, Manager, dated May 28, 2021

CERTIFICATE OF NOTARIZATION

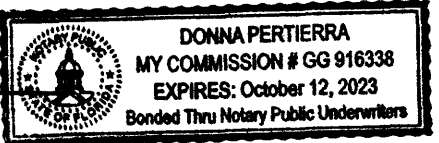
STATE OF FLORIDA COMMONWEALTH OF VIRGINIA CITY/COUNTY OF DUVAL

I, DONNA PERTIERRA, A 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 28 DAY OF MAY, 2021

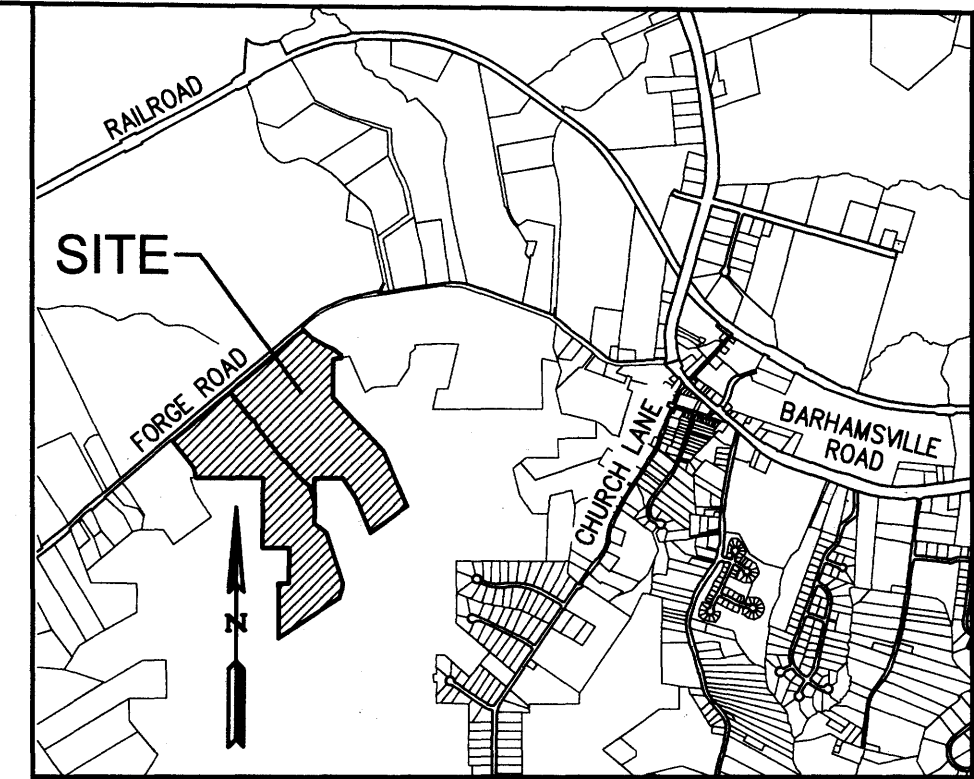
Donna Pertierra, Notary Public

MY COMMISSION EXPIRES 10/12/2023, NOTARY REGISTRATION NUMBER: GG 916338



GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. THIS PROPERTY IS IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C0039D, EFFECTIVE DATE 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
4. PROPERTY IS ALL OF TAX PARCEL ID #114010009 AND TAX PARCEL ID #114010010.
5. THE PROPERTY ADDRESSES ARE #2511 FORGE ROAD AND #2611 FORGE ROAD.
6. PROPERTY IS CURRENTLY ZONED "A-1"-GENERAL AGRICULTURAL DISTRICT.
7. LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
8. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
9. THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY, PREVIOUS SURVEYS BY AES AND RECORD INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THESE PROPERTIES ARE SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
10. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
11. UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
12. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
13. 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.
14. ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.
15. PROPERTIES ARE UNDER A CONSERVATION EASEMENT APPROVED BY THE COUNTY BY DEED OF EASEMENT DATED 20 AND RECORDED 20 AS INSTRUMENT NUMBER
16. FOR PLANS DEPICTING THE CONSTRUCTION OF STORMWATER FACILITIES AND A SHARED DRIVEWAY PLEASE REFER TO JCC CASE NO. SPLN-19-003.
17. THE SHARED ACCESS/DRIVEWAY WILL PROVIDE ACCESS TO THE EQUESTRIAN LOT A, LOTS 2, 3, 4 AND THE REMAINDER PARCEL.
18. THE EQUESTRIAN LOT A IS NOT FOR RESIDENTIAL PURPOSES.
19. NO DWELLINGS SHALL BE CONSTRUCTED WITHIN 800 LINEAR FEET OF THE CENTERLINE OF FORGE ROAD.
20. NO OTHER BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN 400 FEET OF THE CENTERLINE OF FORGE ROAD.



VICINITY MAP SCALE 1"=2000'

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. Birkers, L.S. #2304, dated 4-8-21

CERTIFICATE OF APPROVAL

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

Virginia Department of Transportation, dated 25 June 2021

HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 et seq., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 32-1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN ONSITE SOIL EVALUATOR (OSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT.

PURSUANT TO SEC. 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

Virginia Department of Health, dated 6-3-2021

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF June, 2021 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 210012971

TESTE: MONA A. FOLEY, CLERK

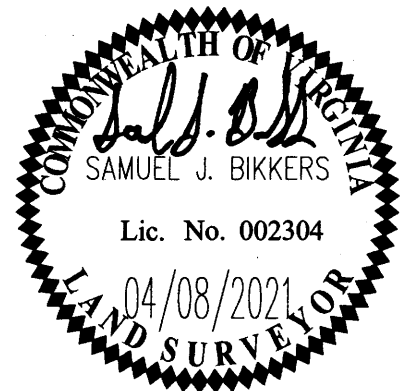
LEGEND

- IRF o IRON ROD FOUND
IPF o IRON PIPE FOUND
PPF o PINCH PIPE FOUND
DFC o DISK FOUND IN CONCRETE
IRS o IRON ROD SET
94.6 BORE HOLE WITH GROUND ELEVATION
RPA RESOURCE PROTECTION AREA
P R PRIMARY/RESERVE DRAINFIELD
W PROPOSED WELL LOCATION
P POWER POLE
WOOD FENCE
OHE OVERHEAD POWER LINES
RIGHT-OF-WAY LINE
PROPERTY LINE
BUILDING SETBACK LINE
EASEMENT LINE
VARIABLE WIDTH DRAINAGE & PRIVATE DRIVEWAY ACCESS EASEMENT
PROPOSED RESIDENCE

AREA TABULATION

Table with 3 columns: Description, Square Feet, Acres. Includes rows for Former Area of 2511 Forge Road, Former Area of 2611 Forge Road, Total Area, Area of Equestrian Lot, Area of Lot 2, Area of Lot 3, Area of Lot 4, Remainder "A", and Total Area Subdivided.

Revision table with columns: Rev., Date, Description, Revised By. Includes entries for revisions on 04/08/2021, 08/18/2020, 06/09/2020, 06/01/2020, 05/15/2020, and 03/04/2020.



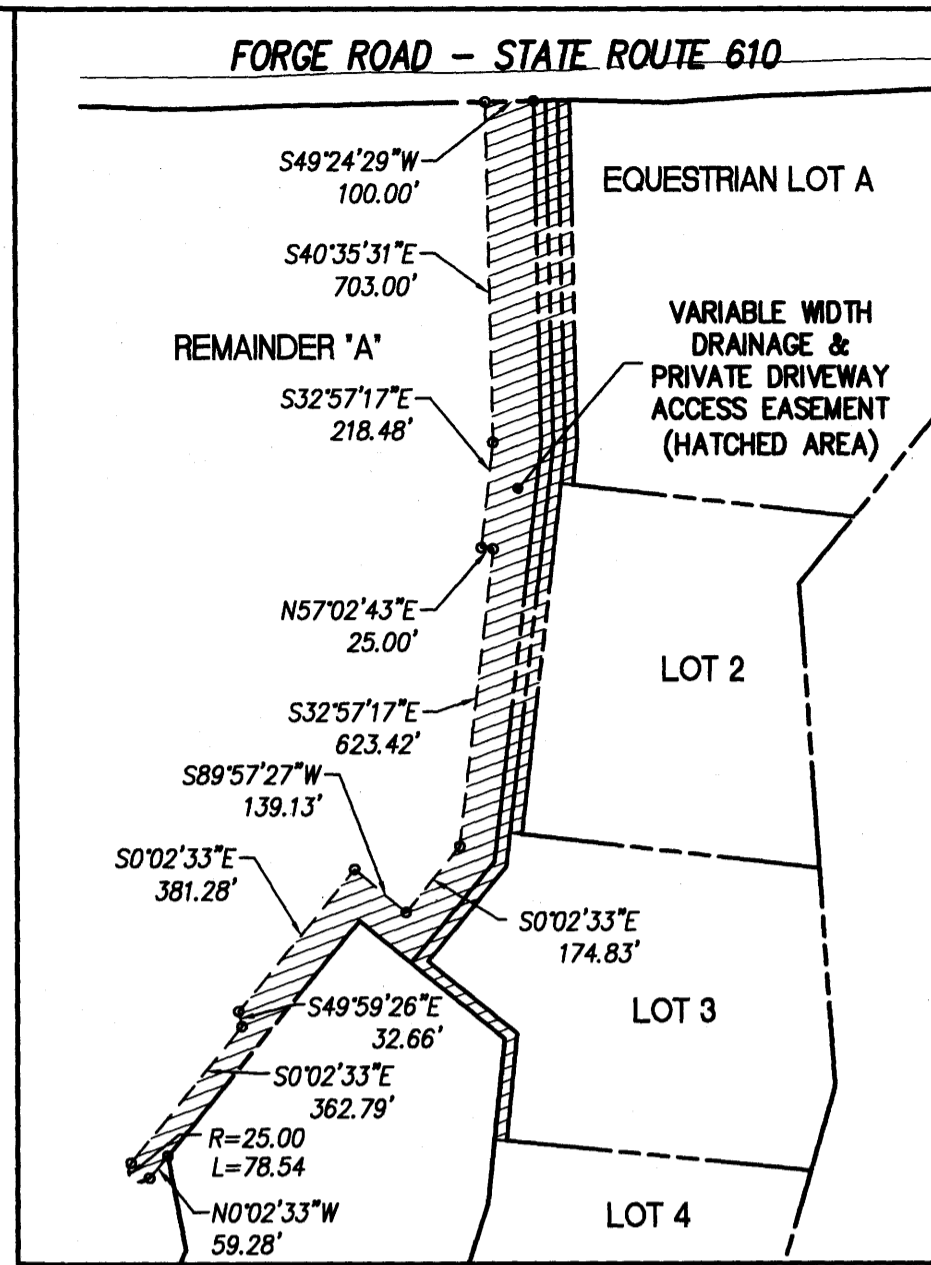
AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040. Fax: (757) 220-8994. www.aesva.com

JCC CASE NUMBER S-19-0117. WILLOW POND ESTATES PHASE II PLAT #1. PLAT OF SUBDIVISION AND PROPERTY LINE VACATION BEING 2511 AND 2611 FORGE ROAD CONTAINING 129.073 ACRES± OWNED BY: FORGE ROAD LLC. STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB/JFS. Project Number: W10372-03. Scale: NONE. Date: 12/13/19. Sheet Number: 1 of 2

Vertical text on the left margin: S:\038\1037203_Smith_Markover Forge Road\05-15-2020\PLAT\1037203_Smith_SJB.dwg, 5/26/2021 3:54:58 PM, Sam.Birkers

210012971

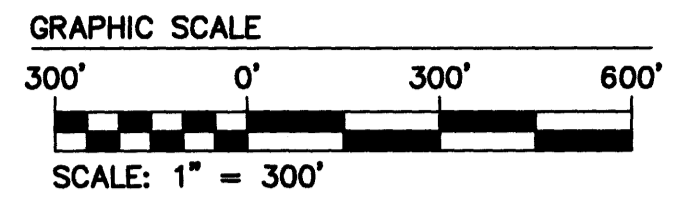
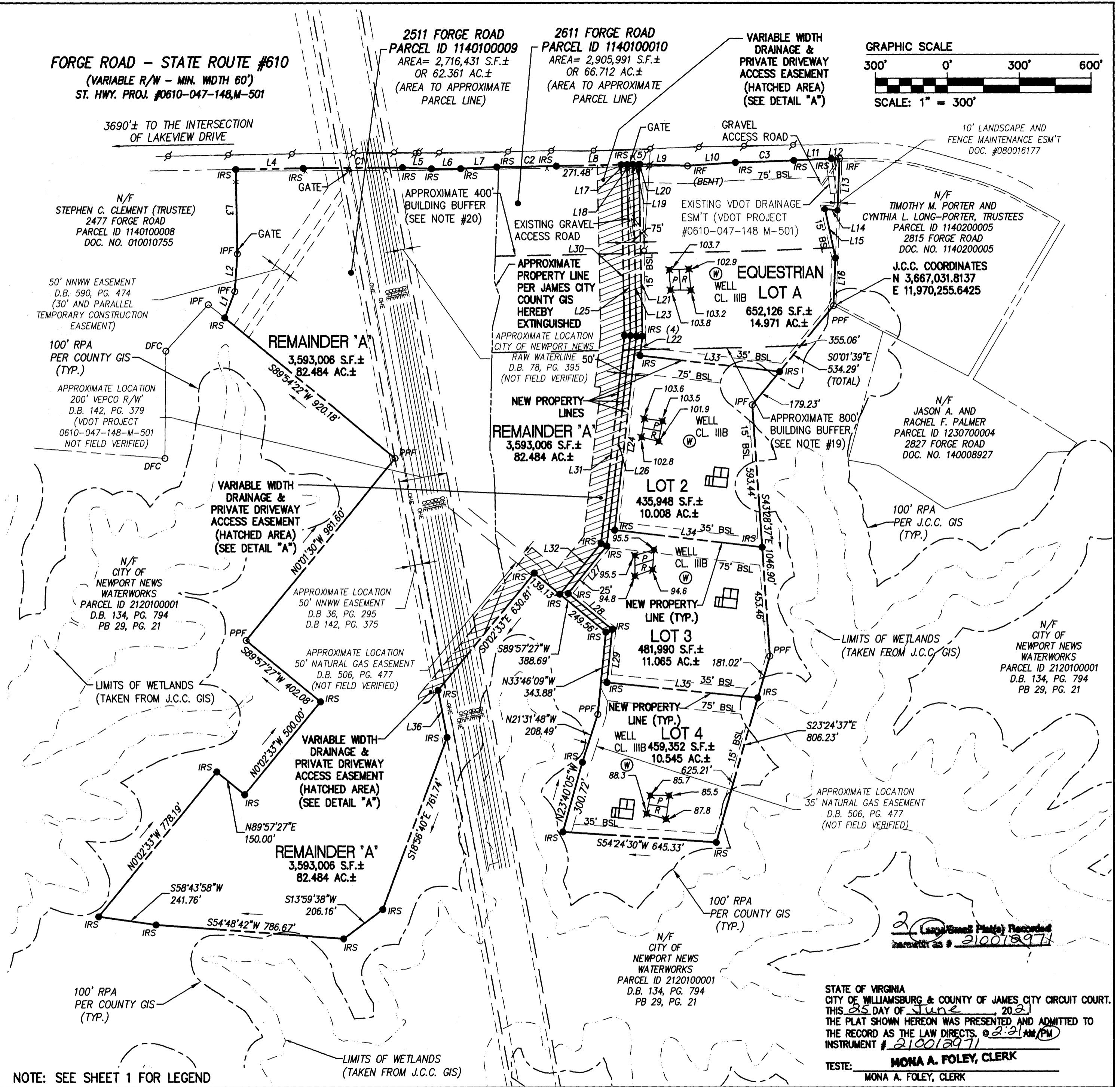


DETAIL "A"
SCALE: 1"=400'

LINE	BEARING	LENGTH
L1	N18°29'12"W	117.39'
L2	N35°29'06"W	156.90'
L3	N40°30'02"W	351.03'
L4	N49°37'28"E	281.95'
L5	N53°07'10"E	119.78'
L6	N50°34'21"E	122.24'
L7	N48°03'42"E	150.31'
L8	N49°24'29"E	351.10'
L9	N52°16'13"E	200.25'
L10	N46°28'34"E	200.45'
L11	N47°59'31"E	157.49'
L12	N50°33'15"E	34.29'
L13	S37°00'32"E	214.22'
L14	S56°16'02"W	52.54'
L15	S51°34'02"E	208.67'
L16	S37°00'32"E	197.55'
L17	N49°24'29"E	25.00'
L18	N49°24'29"E	25.00'
L19	N49°24'29"E	25.00'
L20	N49°24'29"E	4.62'

LINE	BEARING	LENGTH
L21	S40°35'31"E	714.68'
L22	S32°57'17"E	80.16'
L23	S40°35'31"E	713.01'
L24	S32°57'17"E	812.40'
L25	S40°35'31"E	711.34'
L26	S32°57'17"E	879.78'
L27	S0°02'33"E	254.37'
L28	N89°57'27"E	237.93'
L29	S33°46'09"E	221.52'
L30	S40°35'31"E	709.68'
L31	S32°57'17"E	870.73'
L32	S0°02'33"E	271.99'
L33	N57°02'43"E	586.36'
L34	N57°02'43"E	622.30'
L35	S56°13'51"W	635.48'
L36	S50°03'14"E	200.00'

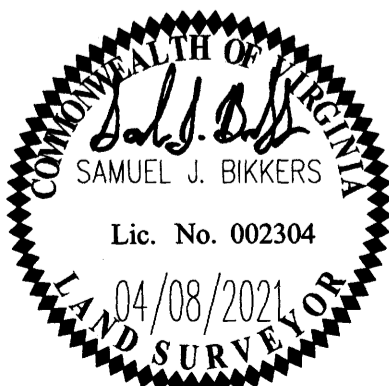
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°06'10"	21553.63'	414.84'	207.43'	414.84'	N50°10'33"E
C2	0°37'49"	22656.60'	249.23'	124.62'	249.23'	N49°43'23"E
C3	1°03'38"	13130.26'	243.07'	121.54'	243.06'	N48°31'20"E



NOTE: SEE SHEET 1 FOR LEGEND

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 25 DAY OF JUNE, 2021
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 2:21 PM
INSTRUMENT # 210012971
TESTE: **MONA A. FOLEY, CLERK**
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
6	04/08/2021	REVISED PER COUNTY COMMENT	JFS
5	08/18/2020	REVISED PER COUNTY COMMENT	PET
4	06/09/2020	REVISED TITLE OF PLAT PER OWNERS COMMENT AND COUNTY APPROVAL	JFS
3	06/01/2020	REVISED PLAT PER COUNTY COMMENTS DATED MAY 4, 2020 AND MAY 12, 2020	JFS
2	05/15/2020	REVISED PER ATTORNEY COMMENTS	JFS
1	03/04/2020	REVISED PLAT PER COUNTY COMMENTS DATED FEBRUARY 3, 2020	JFS



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WILLOW POND ESTATES PHASE II
PLAT #1
PLAT OF SUBDIVISION AND PROPERTY LINE VACATION
BEING 2511 AND 2611 FORGE ROAD
CONTAINING 129.073 ACRES±
OWNED BY: FORGE ROAD LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10372-03
Scale:	1" = 300'
Date:	12/13/19
Sheet Number	2 of 2