

210012972

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 REMAINDER "A" FORGE ROAD CONTAINING 82.484 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

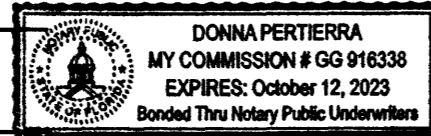
BY: V. Hawley Smith, Manager, dated May 28, 2021

CERTIFICATE OF NOTARIZATION

STATE OF FLORIDA, DONNA PERTIERRA, 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

Notary signature: Donna Pertierra



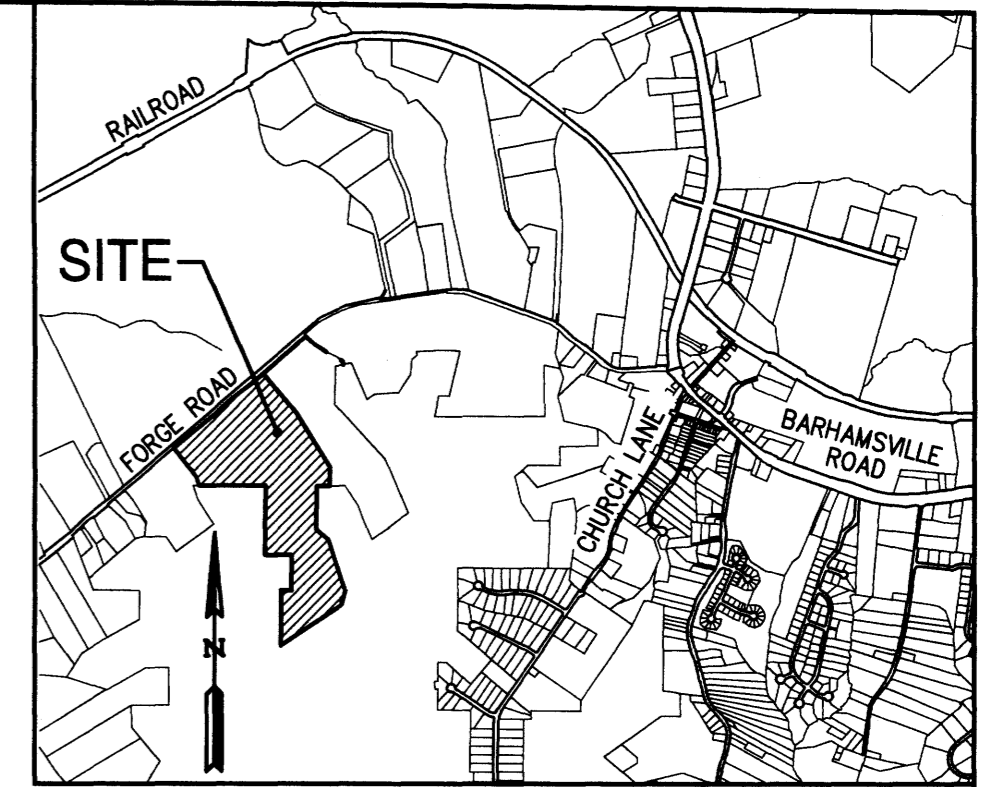
MY COMMISSION EXPIRES 10/12/2023, NOTARY REGISTRATION NUMBER: GG 916338

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
x 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

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 A PORTION OF FORMER TAX PARCEL ID #114010009 AND TAX PARCEL ID #114010010.
5. PROPERTY IS A PORTION OF FORMER ADDRESSES #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 (WELL AND SEPTIC).
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 B, LOTS 6, 7, 8, 9 AND EXISTING EQUESTRIAN LOT A AND LOTS 2, 3, AND 4.
18. THE EQUESTRIAN LOT B 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. Bickers, 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 4 June 2021

Subdivision Agent of the County of James City, 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.

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 25th DAY OF June, 2021

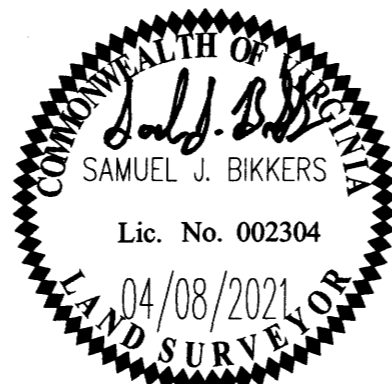
2 Large/Small Plat(s) Recorded herewith as # 210012972

TESTE: MONA A. FOLEY, CLERK

AREA TABULATION

Table with 3 columns: Area Description, Square Feet, Acres. Includes Former Area of Remainder "A", Area of Equestrian Lot B, Area of Lot 6, 7, 8, 9, and Total Area Subdivided.

Revision table with columns: Rev., Date, Description, Revised By. Shows revisions from 03/10/2020 to 08/18/2020.



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

JCC CASE NUMBER S-19-0120

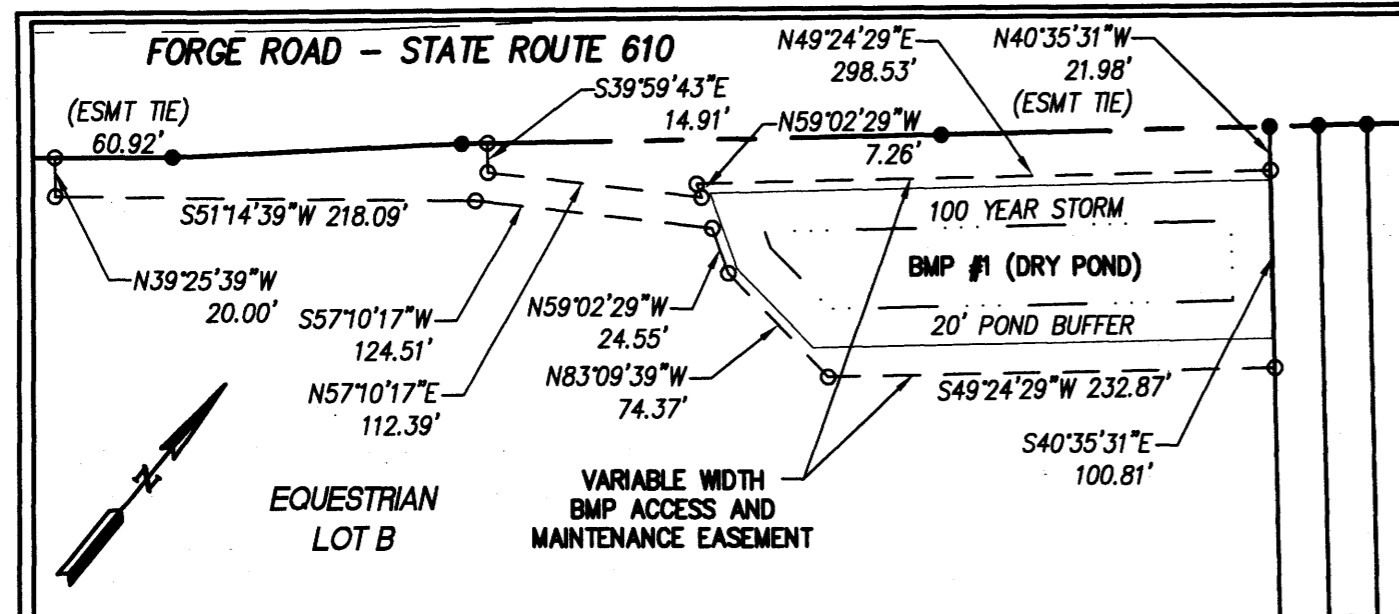
WILLOW POND ESTATES PHASE II PLAT #2

PLAT OF SUBDIVISION OF REMAINDER "A" FORGE ROAD CONTAINING 82.484 ACRES± OWNED BY: FORGE ROAD LLC

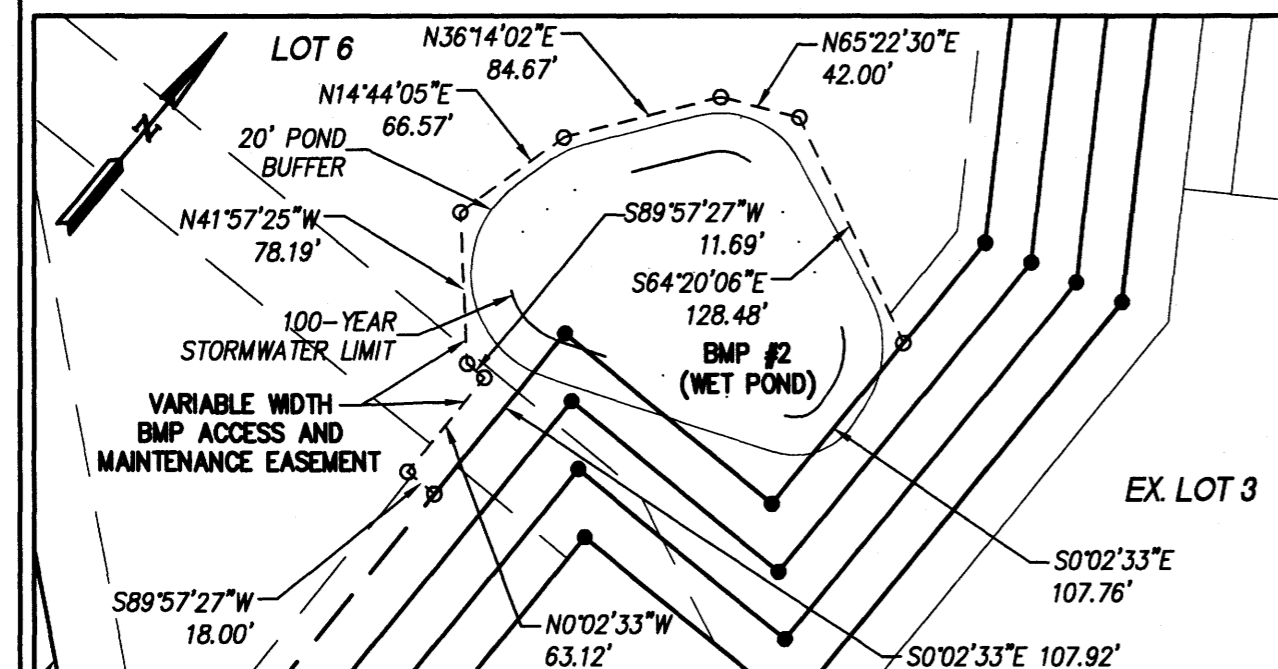
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project information table: Project Contacts: SJB/JFS, Project Number: W10372-03, Scale: NONE, Date: 12/16/19, Sheet Number: 1 of 2

210012972



DETAIL "A"  
SCALE: 1"=100'



DETAIL "B"  
SCALE: 1"=100'

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	271.48'
L9	N49°24'29"E	171.48'
L10	N49°24'29"E	25.00'
L11	N49°24'29"E	25.00'
L12	N49°24'29"E	25.00'
L13	N49°24'29"E	25.00'
L14	S40°35'31"E	708.01'
L15	S32°57'17"E	861.68'
L16	S0°02'33"E	239.60'

LINE	BEARING	LENGTH
L17	N89°57'27"E	139.13'
L18	N0°02'33"W	715.09'
L19	S45°05'13"W	151.72'
L20	S40°35'31"E	706.34'
L21	S32°57'17"E	852.62'
L22	S0°02'33"E	207.22'
L23	N89°57'27"E	139.13'
L24	N0°02'33"W	729.70'
L25	S40°35'31"E	704.67'
L26	S32°57'17"E	843.57'
L27	S0°02'33"E	174.83'
L28	N89°57'27"E	139.13'
L29	N0°02'33"W	381.28'
L30	S40°35'31"E	703.00'
L31	S32°57'17"E	218.48'

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

J.C.C. COORDINATES  
N 3665882.887  
E 11967966.488

3690± TO THE INTERSECTION  
OF LAKEVIEW DRIVE

N/F  
STEPHEN C. CLEMENT (TRUSTEE)  
2477 FORGE ROAD  
PARCEL ID 1140100008  
DOC. NO. 010010755

50' NNW EASEMENT  
D.B. 590, PG. 474  
(30' AND PARALLEL  
TEMPORARY CONSTRUCTION  
EASEMENT)

100' RPA  
PER COUNTY GIS  
(TYP.)

APPROXIMATE LOCATION  
200' VPCO R/W  
D.B. 142, PG. 379  
(VDOT PROJECT  
0610-047-148-M-501  
NOT FIELD VERIFIED)

APPROXIMATE LOCATION  
50' NNW EASEMENT  
D.B. 36, PG. 295  
D.B. 142, PG. 375

N/F  
CITY OF  
NEWPORT NEWS  
WATERWORKS  
PARCEL ID 2120100001  
D.B. 134, PG. 794  
PB 29, PG. 21

LIMITS OF WETLANDS  
(TAKEN FROM J.C.C. GIS)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

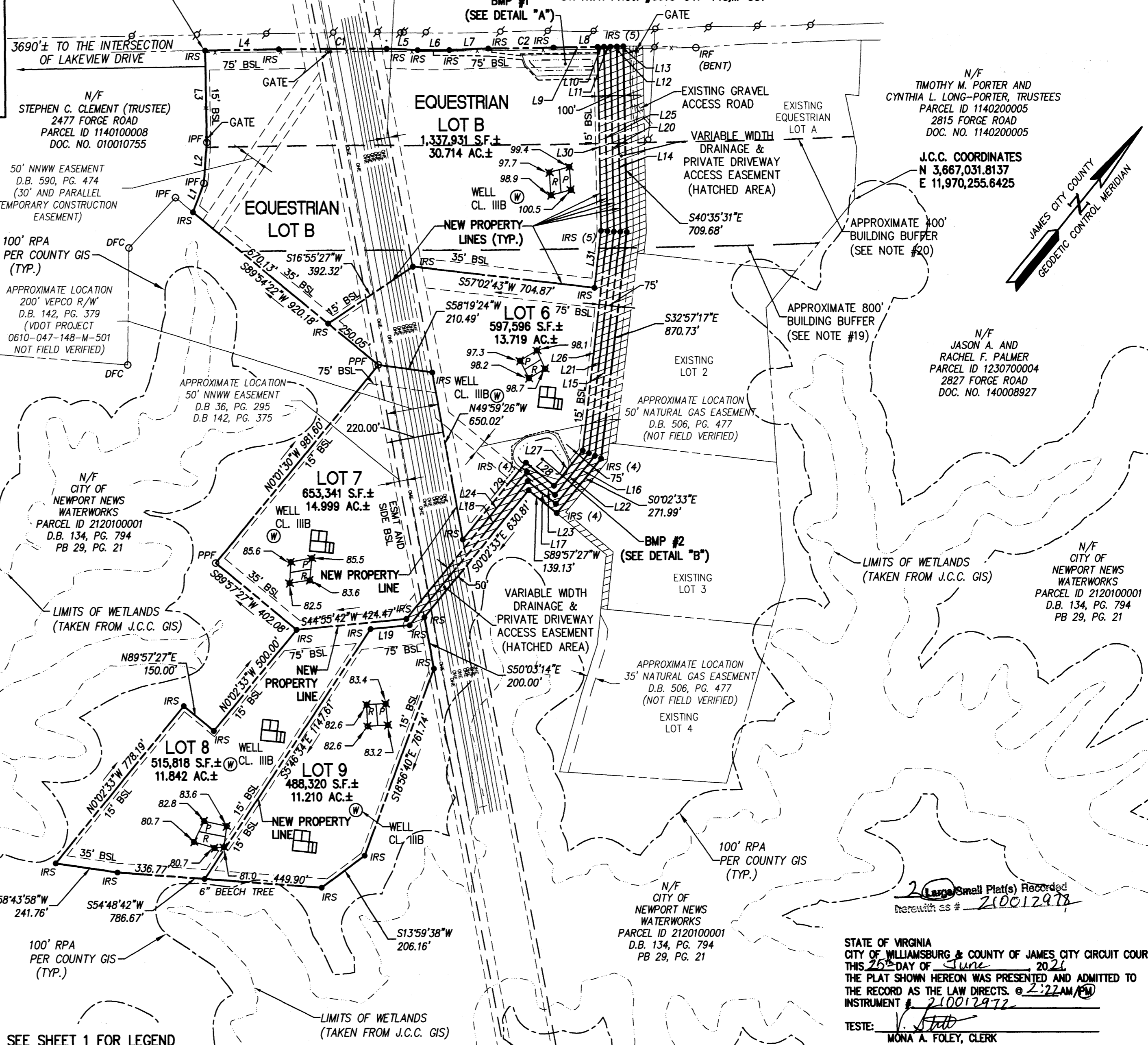
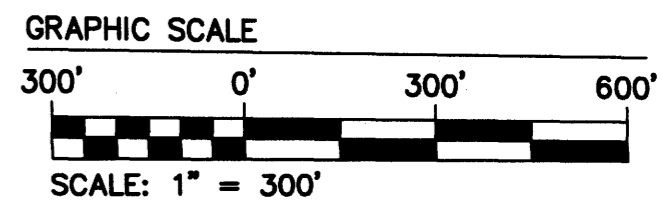
100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

100' RPA  
PER COUNTY GIS  
(TYP.)

APPROXIMATE LOCATION  
CITY OF NEWPORT NEWS  
RAW WATERLINE  
D.B. 78, PG. 395  
(NOT FIELD VERIFIED)

FORGE ROAD - STATE ROUTE #610  
(VARIABLE R/W - MIN. WIDTH 60')  
ST. HWY. PROJ. #0610-047-148-M-501

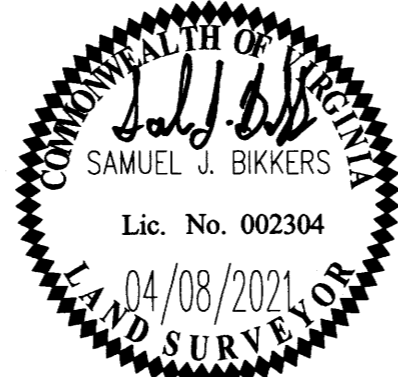


NOTE: SEE SHEET 1 FOR LEGEND

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 25<sup>th</sup> DAY OF June 2021  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO  
THE RECORD AS THE LAW DIRECTS. @ 2:22AM PM  
INSTRUMENT # 210012972  
TESTE: *[Signature]*  
MONA A. FOLEY, CLERK

S:\JOB\1037202 - Birch Meadows Forge Road\Survey\Plat\Plat\210012972.DWG: 5/20/2021 1:07:58 PM: Ben Bickers

Rev.	Date	Description	Revised By
7	08/18/2020	REVISED PER COUNTY COMMENT	PET
6	07/28/2020	REVISED PER COUNTY COMMENT	JFS
5	06/09/2020	REVISED TITLE OF PLAT PER OWNERS COMMENT AND COUNTY APPROVAL	JFS
4	06/05/2020	REVISED BMP'S PER COUNTY COMMENTS	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	3/10/2020	REVISED PER COUNTY COMMENTS DATED FEBRUARY 3, 2020	JFS



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aessva.com

Hampton Roads | Central Virginia | Middle Peninsula

WILLOW POND ESTATES PHASE II  
PLAT #2  
PLAT OF SUBDIVISION OF REMAINDER "A"  
FORGE ROAD  
CONTAINING 82.484 ACRES±  
OWNED BY: FORGE ROAD LLC  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	W10372-03
Scale:	1" = 300'
Date:	12/16/19
Sheet Number	2 of 2