

210018453

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 BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND EQUESTRIAN LOT A, WILLOW PONDS ESTATES PHASE II, 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, V. Hawley Smith III, MANAGER

AUG 30, 2021 DATE

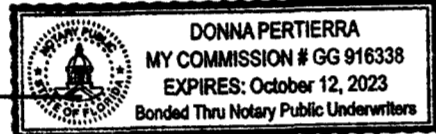
CERTIFICATE OF NOTARIZATION

STATE FLORIDA COMMONWEALTH OF VIRGINIA CITY/COUNTY OF DUVAL 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 30 DAY OF AUGUST, 2021

Notary Public signature

NOTARY PUBLIC

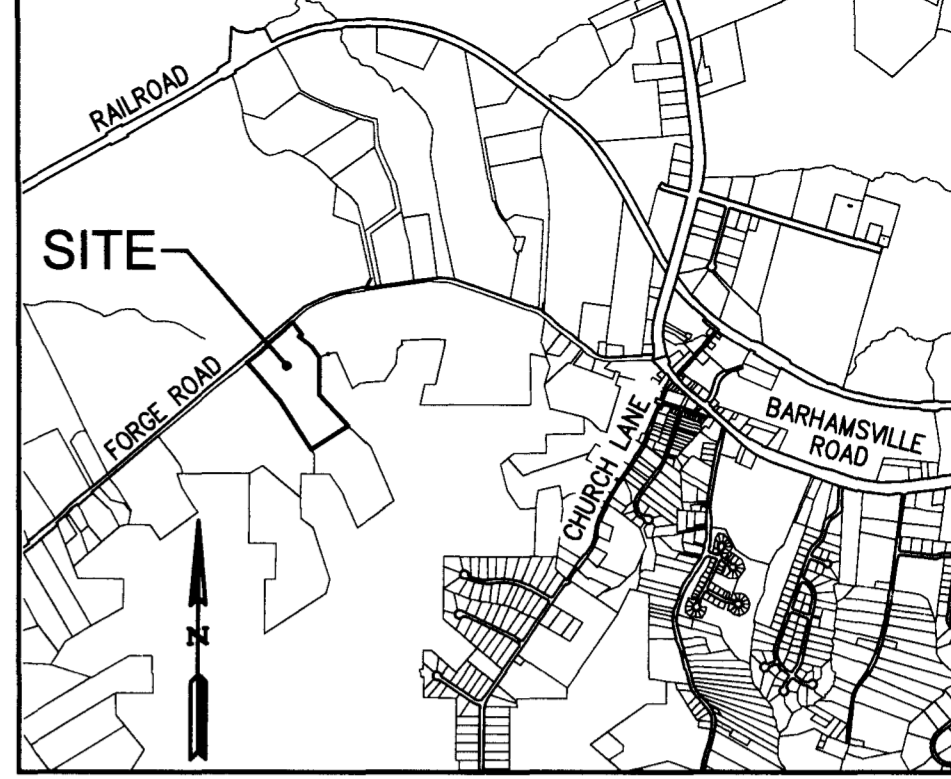
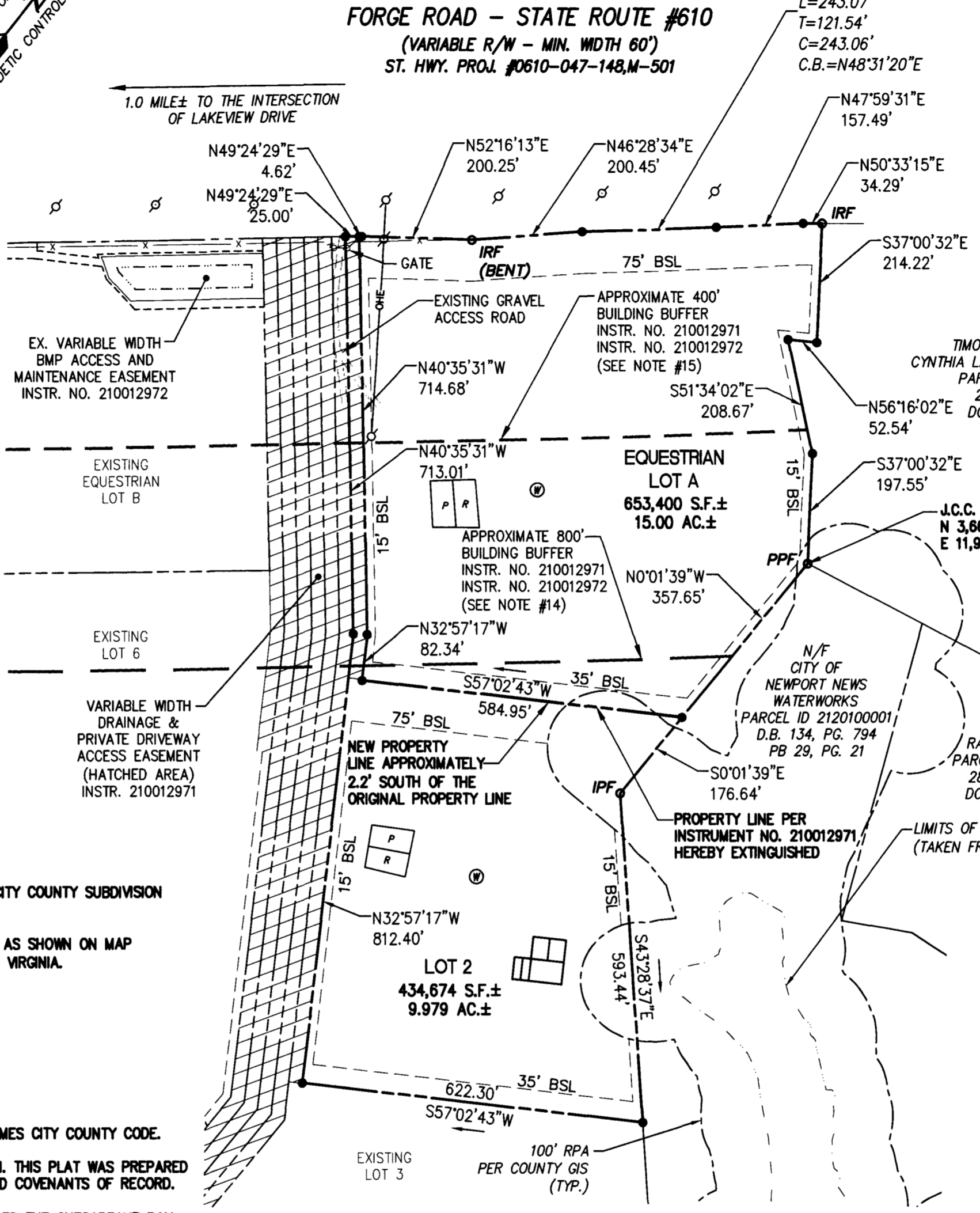
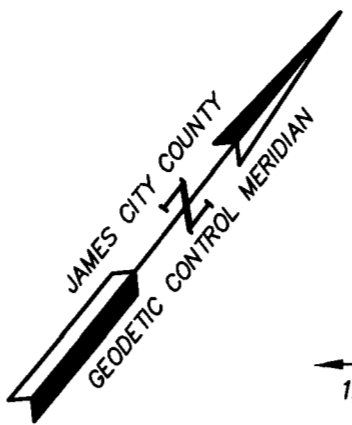
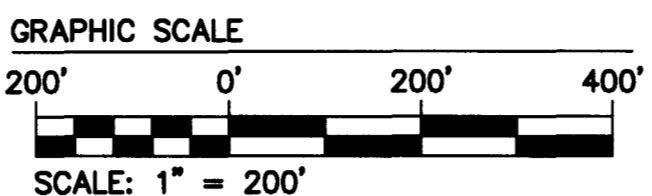


MY COMMISSION EXPIRES 10/12/2023

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 5109500390, EFFECTIVE DATE 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
4. LOT 2 IS TAX PARCEL ID #140300002. EQUESTRIAN LOT A IS TAX PARCEL ID #140100010.
5. LOT 2 ADDRESS IS #2635 FORGE ROAD. EQUESTRIAN LOT A ADDRESS IS #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. 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.
13. THE EQUESTRIAN LOT A IS NOT FOR RESIDENTIAL PURPOSES.
14. NO DWELLINGS SHALL BE CONSTRUCTED WITHIN 800 LINEAR FEET OF THE CENTERLINE OF FORGE ROAD.
15. NO OTHER BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WITHIN 400 FEET OF THE CENTERLINE OF FORGE ROAD.
16. SEE PLAT RECORDED AS INSTR. NO. 210012971 FOR INFORMATION REGARDING THE USE OF THE PRIVATE DRIVEWAY EASEMENT, STORM WATER MANAGEMENT FACILITIES AND THE LOCATION OF WELLS AND SEPTIC SYSTEMS WITH HEALTH DEPARTMENT APPROVAL.
17. PROPERTIES ARE UNDER A CONSERVATION EASEMENT APPROVED BY THE COUNTY BY DEED OF EASEMENT DATED JUNE 21, 2021 AND RECORDED JUNE 25, 2021 AS INSTRUMENT NUMBER 210012976.



LEGEND: IRF, IPF, PPF, IRS, RPA, P, R, W, etc. 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. DATE: 7-23-21

NOTE: THE PURPOSE OF THIS PLAT IS TO ADJUST THE LINE BETWEEN LOT 2 AND EQUESTRIAN LOT A (RECORDED IN INSTRUMENT NO. 210012971) TO ADD ADDITIONAL AREA TO EQUESTRIAN LOT A TO ACHIEVE THE 15 ACRE MINIMUM REQUIRED.

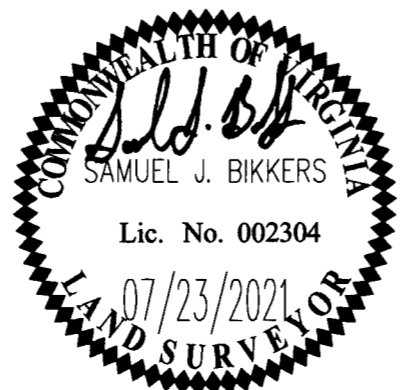
AREA TABULATION table with columns: FORMER AREA OF LOT 2, FORMER AREA OF EQUESTRIAN LOT A, NEW AREA OF LOT 2, NEW AREA OF EQUESTRIAN LOT A. Rows: SQUARE FEET, ACRES.

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 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. (SEE PLAT RECORDED AS INSTR. NO. 210012971) DATE: 8-2-2021

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. DATE: 8 Sept 2021

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10 DAY OF September, 2021 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 210018453. TESTE: MOMA 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.

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN LOT 2 AND EQUESTRIAN LOT A WILLOW POND ESTATES PHASE II FORGE ROAD OWNED BY: FORGE ROAD LLC

Project Contacts: SJB/JFS, Project Number: W10372-03, Scale: 1" = 200', Date: 07/23/21, Sheet Number: 1 of 1

Vertical text on the left margin: S:\02651\107203_Smith Meadows Forge Road\Survey\Plan\Plat\210018453.dwg, 8/2/2021 11:27:51 AM, hick.dwg