

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT AS FORMER LOT 87 & 88 WAS CONVEYED BY McCAL Development--LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO JOHN A. & CYNTHIA J. STEGEMAN BY DEED DATED JANUARY 16, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, INSTRUMENT #020002070.

**OWNER'S CONSENT AND DEDICATION**

THE PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

John A. Stegeman 2/18/02  
 JOHN A. STEGEMAN DATE  
Cynthia J. Stegeman 2/18/02  
 CYNTHIA J. STEGEMAN DATE

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA, CITY/COUNTY OF HUNSBROUGH, TO-WIT:

I, Mariana Ospina, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 18th DAY OF February, 2002.

MY COMMISSION EXPIRES Dec 10th, 2004.

[Signature]  
 NOTARY PUBLIC

**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.

G.T. Wilson, Jr. 4/02  
 G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

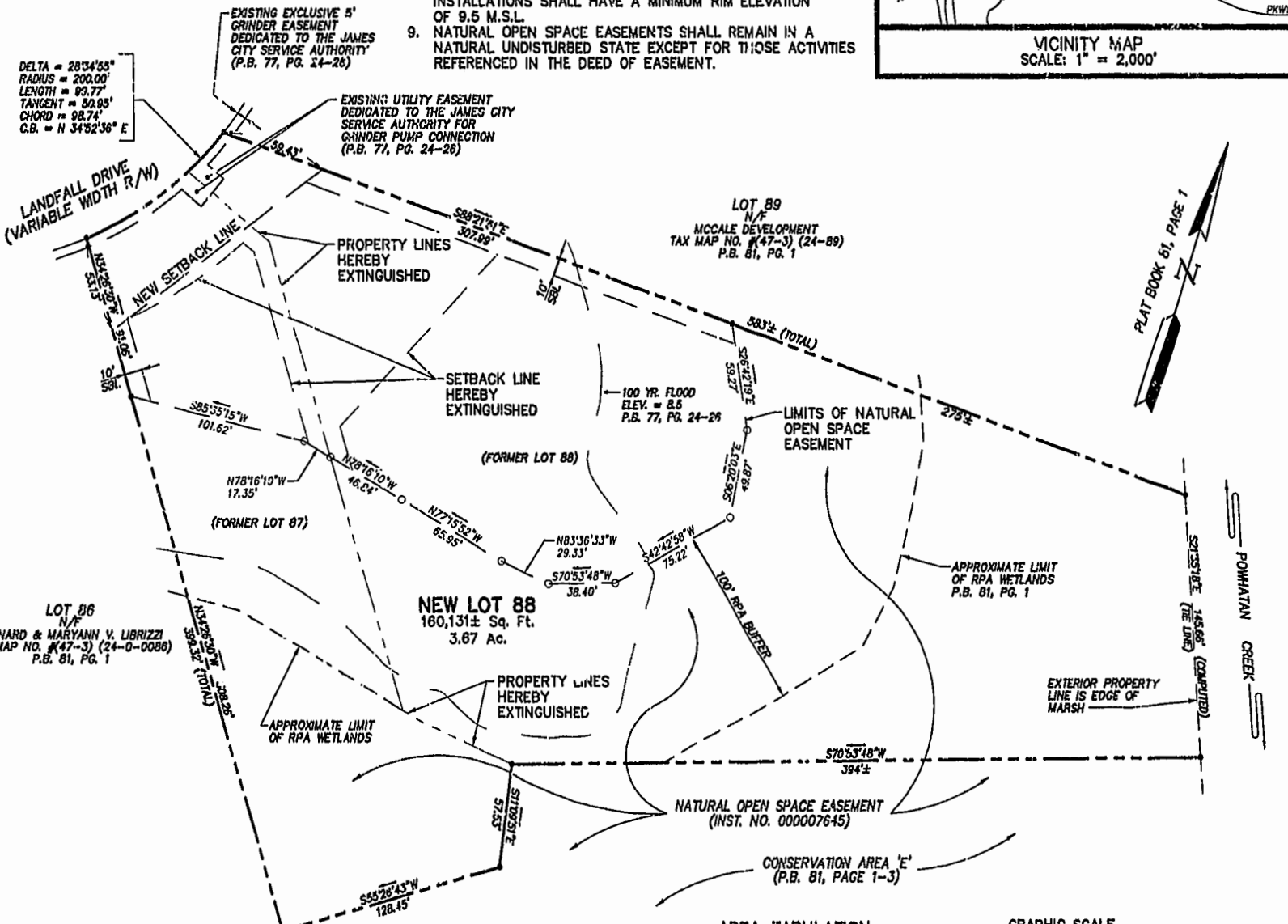
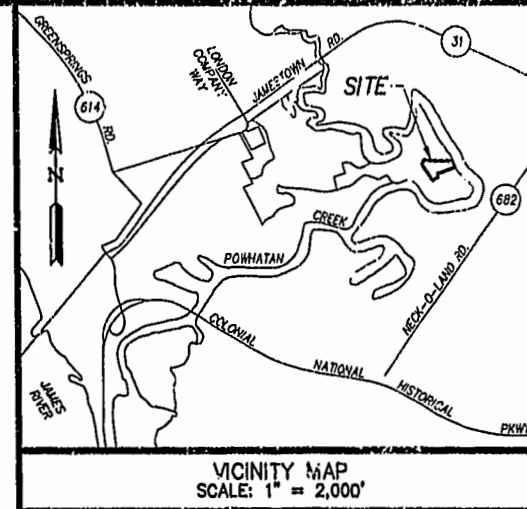
[Signature] 3/7/02  
 SUBDIVISION AGENT OF DATE  
 THE COUNTY OF JAMES CITY

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
12 March 2002  
 at 3:36 AM/PM, PB. 85, PG. 44  
 DOCUMENT # 020006611  
Betsy B. Woolridge, Clerk  
[Signature], Rep. Clerk

REFERENCES:  
 P.B. 77, PG. 24-26, P.B. 81, PG. 1-3  
 DOCUMENT #010005146

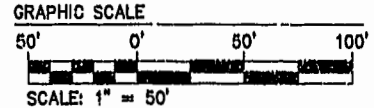
**GENERAL NOTES.**

1. PROPERTY IS ZONED R-2 WITH PROFFERS, GENERAL RESIDENTIAL DISTRICT.
2. ALL UTILITIES TO PLACED UNDERGROUND.
3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER AND BY PUBLIC STREETS.
4. BUILDING SETBACKS ARE AS SHOWN.
5. TAX MAP NUMBER OF PROPERTIES: (47-3)(24-0-18 & 87).
6. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(2) OF THE CODE OF JAMES CITY.
7. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL STRUCTURES ON THIS LOT SHALL BE ELEVATION 9.5 M.S.L.
8. ALL GRINDER PUMP INSTALLATIONS SHALL BE IN ACCORDANCE WITH JCSA STANDARDS AND SPECIFICATIONS. GRINDER PUMP INSTALLATIONS SHALL HAVE A MINIMUM RIM ELEVATION OF 9.5 M.S.L.
9. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.



**AREA TABULATION**

FORMER LOT 87	43,498± sq. ft.	0.998± Ac.
FORMER LOT 88	116,633± sq. ft.	2.678± Ac.
<b>NEW LOT 88</b>	<b>160,131± sq. ft.</b>	<b>3.676± Ac.</b>



01:29:02-09:44 Lot 87-88.dwg SRL

**CONSULTING ENGINEERS**  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT SHOWING PROPERTY LINE EXTINGUISHMENT  
 BEING NEW LOT 88  
 AT  
 LANDFALL AT JAMESTOWN  
 PHASE FOUR  
 OWNED BY: JOHN A. & CYNTHIA J. STEGEMAN  
 JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	1/29/02	REVISED PER JCC COMMENTS	VMB

Designed VMB	Drawn SRL
Scale 1"=50'	Date 1/4/02
Project No. 8136	
Drawing No. 1 of 1	