

#050017936

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT AS LOT 88 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 01-16-02 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 020002070. THE PROPERTY SHOWN ON THIS PLAT AS LOT 89 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 05-09-05 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 050012140.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. OWNER: JOHN A. AND CYNTHIA J. STEGEMAN.

BY: John A. Stegeman 7/1/05
SIGNATURE DATE
JOHN A. STEGEMAN

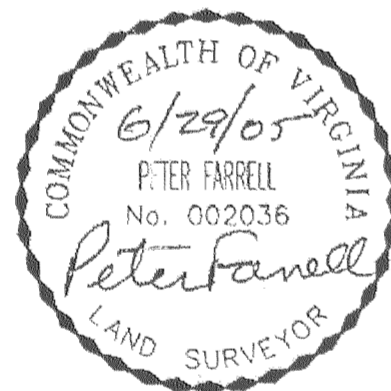
BY: Cynthia J. Stegeman 7/1/05
SIGNATURE DATE
CYNTHIA J. STEGEMAN

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
I, Patricia M. Penn A NOTARY
PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE 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 1st
DAY OF July, 2005. MY COMMISSION EXPIRES
June 30, 2006
Patricia M. Penn
(SIGNATURE)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.
6-29-05 Peter Farrell
DATE PETER FARRELL, LS NO. 002036



CERTIFICATE OF APPROVAL:

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

7/1/05 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
N/A
DATE VA DEPARTMENT OF TRANSPORTATION

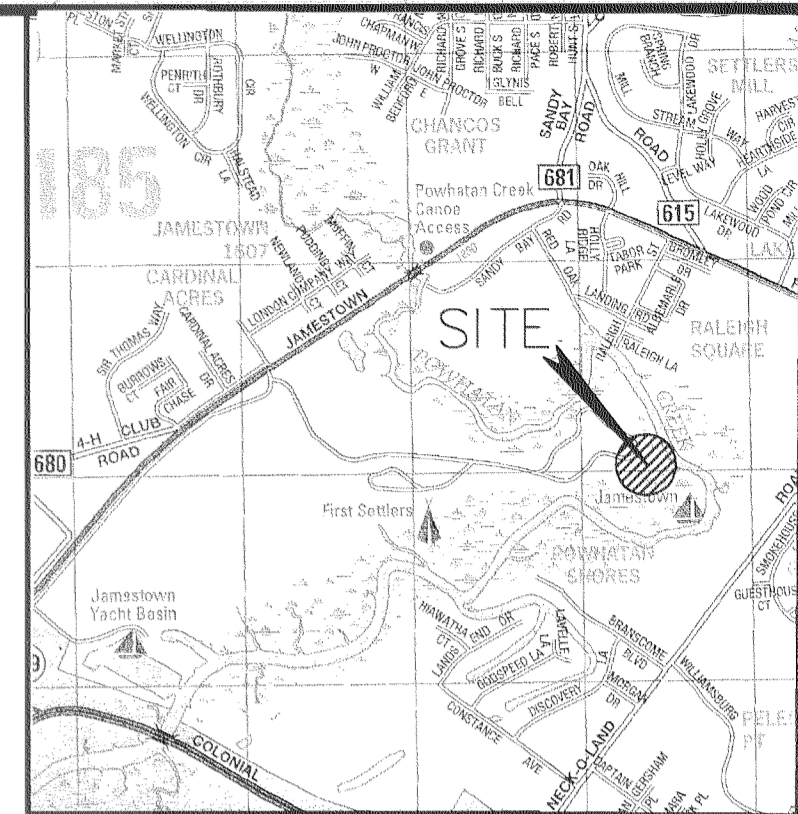
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 8th DAY OF August, 2005 THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge CLERK Claudia H. [Signature]
DOCUMENT NO. 050017936 Dep. Clerk

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4732400088 AND 4732400089 AND ZONED R2 WITH PROFFERS.
- 2. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 3. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 4. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 5. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X AND AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201 0045B DATED 2-06-91.
- 7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 8. PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 11. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 12. REFERENCES USED IN THE PREPARATION OF THIS PLAT:
INST. NO. 050012140
INST. NO. 020002070
P.B. 85, PG. 44
P.B. 81, PG. 1
P.B. 77, PG. 24
- 13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- 14. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
- 15. THIS PLAT IS BASED ON PLATS AND DEEDS OF RECORD AND INFORMATION SUPPLIED BY THE OWNER AND DOES NOT REPRESENT A FIELD SURVEY.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20504121 VICINITY MAP 1"=2000'

PLAT OF
PROPERTY LINE EXTINGUISHMENT
LOT 88 AND LOT 89
LANDFALL AT JAMESTOWN
PHASE FOUR

JAMESTOWN DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: JUNE 29, 2005
SHEET 1 OF 2



4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdg.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8 August 2005
at 10:09 AM/PM PB PG
DOCUMENT # 050017936
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded
herewith as # 050017936