

#070002025

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANNE F. MURRAY, HIS WIFE, TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEED DATED 04/29/88 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 389 AT PAGE 365. (TAX PARCEL 4840100011)

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS VILLAGE HOUSING PHASE IV IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, WESSEX HUNDRED DEVELOPMENT, INC.

Nov 18, 2006
DATE:

Michael T. Hanifin
SIGNATURE
Michael T. Hanifin
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

STATE OF New Jersey

CITY/COUNTY OF Morris
I, BARBARA DAVIES, 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 16th DAY OF November, 2006. MY COMMISSION EXPIRES 27th April 2010.
Barbara Davies
(SIGNATURE)

THE VINEYARDS HOMEOWNERS ASSOCIATION, INC. A VIRGINIA CORPORATION
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS VILLAGE HOUSING PHASE IV IS APPROVED BY THE HOMEOWNERS ASSOCIATION.

12/20/06
DATE:

Donald C. Beck
SIGNATURE
Donald C. Beck
NAME PRINTED

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF James City
I, Terril Reed, 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 20th DAY OF December, 2006. MY COMMISSION EXPIRES 6/30/2010.
Terril Reed
(SIGNATURE)

CERTIFICATE OF APPROVAL

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

1/04/07
DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION
Ellen A. Work
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF January 2007. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *Betsy B. Woolridge, Clerk*
Betsy B. Woolridge CLERK

DOCUMENT NO. 070002025

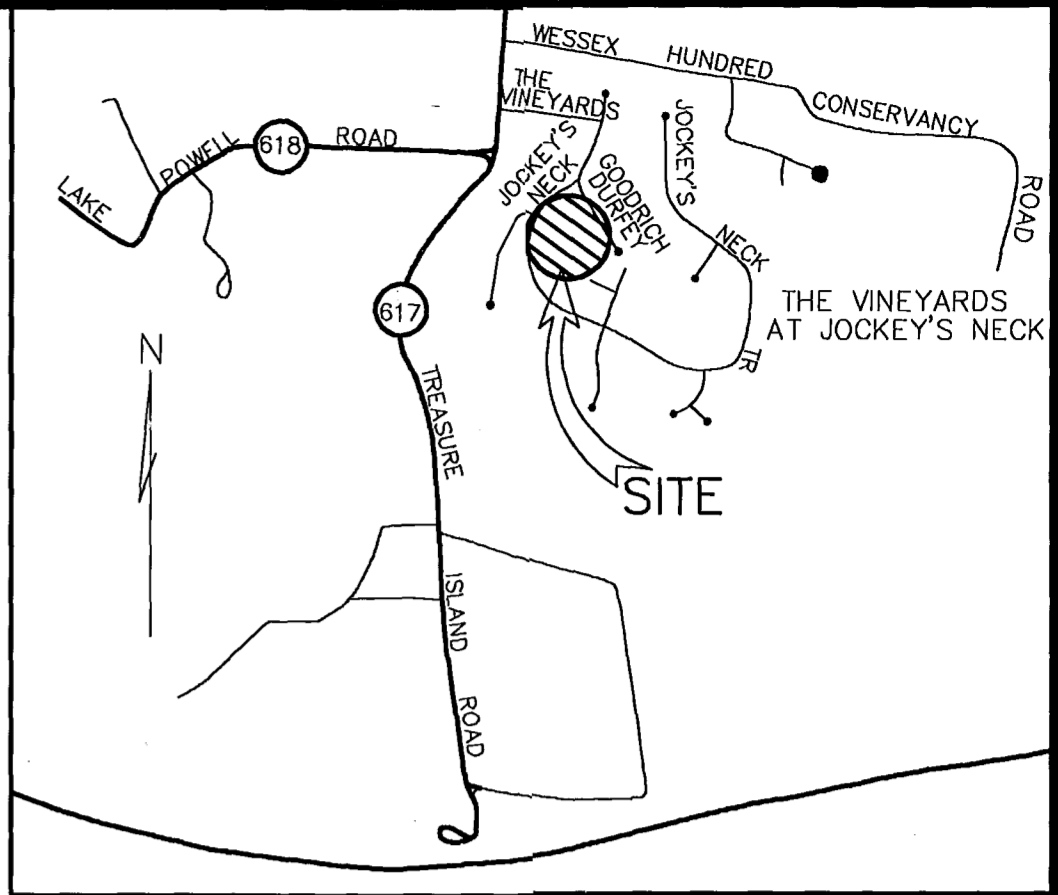
NOTES:

- THIS PROPERTY IS A PORTION OF JAMES CITY COUNTY TAX PARCEL 4840100011. 2630 LAKE POWELL ROAD.
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0045 B, DATED FEB. 6, 1991.
- THIS PROPERTY IS ZONED R1, (THIS PARCEL IS A PART OF AN APPROVED RESIDENTIAL CLUSTER MASTER PLAN PER SUP-6-91 AND Z-30-87).
- THE SIX LOTS SHOWN ON THIS PHASE IV SUBDIVISION PLAN ARE THE FINAL VILLAGE HOUSING LOTS ALLOWED UNDER THE APPROVED MASTER PLAN (MP-2-06).
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE:
P.B. 55 PAGES 19-22 P.B. 78 PAGE 56
P.B. 59 PAGE 93 P.B. 85 PAGE 75
P.B. 64 PAGE 76 P.B. 86 PAGES 24-25
P.B. 66 PAGE 95 P.B. 87 PAGE 72
P.B. 69 PAGE 32 P.B. 88 PAGE 83

8. THE PROPERTY DEPICTED HEREON IS OVER 1 MILE FROM THE NEAREST JAMES CITY COUNTY GEODETIC CONTROL MONUMENT AND THEREFORE IS NOT TIED TO COUNTY DATUM.

9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA, AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF RECORD.
- FOR THE ADJUSTMENT OF LOT 13 AND OPEN SPACE PARCEL SEE JCC CASE S-32-06



VICINITY MAP SCALE: 1"=2000'

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD	15'
SIDE YARD	10'
REAR YARD	10'

AREA SUMMARY

PARCEL 4840100011 WESSEX HUNDRED DEV., INC.	64.143± AC.
AREA IN LOTS	4.1178 AC.
OPEN SPACE TO HOA	8.2567 AC.
PARCEL 4840100011(RESIDUAL) WESSEX HUNDRED DEV., INC.	51.769± AC.

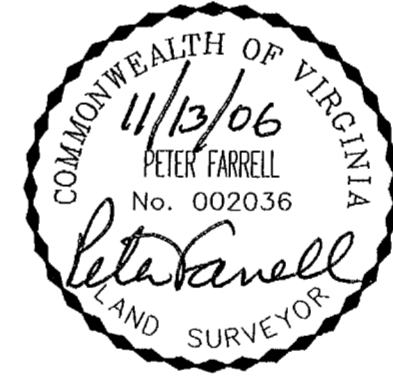
VILLAGE HOUSING TOTAL OPEN SPACE SUMMARY

PHASE IV OPEN SPACE TO HOA	8.2567 AC.
PARCEL 48440300001A OPEN SPACE, CONSERVATION EASEMENT HOMEOWNERS ASSOCIATION P.B. 55, PG. 38	0.4902 AC.
PARCEL 48440300001A OPEN SPACE, CONSERVATION EASEMENT HOMEOWNERS ASSOCIATION P.B. 83, PG. 83	0.3660 AC.
RECREATION CENTER	3.60± AC.
TOTAL OPEN SPACE	12.71± AC.

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.

Peter Farrell 11-13-06
PETER FARRELL, L.S. DATE



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1075.88'	625.00'	727.01'	947.88'	S27°35'17"E	98°37'46"
C2	280.40'	300.00'	151.38'	270.30'	N48°30'09"E	53°33'06"
C3	107.65'	350.00'	54.26'	107.23'	N66°27'44"E	17°37'24"
C4	42.76'	30.00'	25.93'	39.24'	S81°30'16"E	81°40'27"
C5	96.80'	575.00'	48.51'	96.68'	N35°50'35"W	9°38'43"
C6	94.24'	60.00'	60.00'	84.85'	S76°01'10"E	89°59'50"
C7	33.08'	70.00'	16.86'	32.77'	N56°46'04"E	27°04'39"
C8	16.21'	15.00'	9.00'	15.43'	S74°11'33"W	61°55'39"
C9	126.52'	300.00'	64.22'	125.59'	N33°48'32"E	24°09'51"
C10	55.22'	575.00'	27.63'	55.20'	S37°54'53"E	5°30'07"
C11	41.58'	575.00'	20.80'	41.57'	S33°05'31"E	4°08'36"

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 23 January 2007
at 12:03 AM/PM, PG. 2
DOCUMENT # 070002025
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

SUBDIVISION PLAT SHOWING
VILLAGE HOUSING
THE VINEYARDS AT JOCKEY'S NECK
PHASE IV
ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 09/21/06
REVISED: 11/13/06

SHEET 1 OF 4



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049

4 Large/Small Plat(s) Recorded
herein as # 070002025