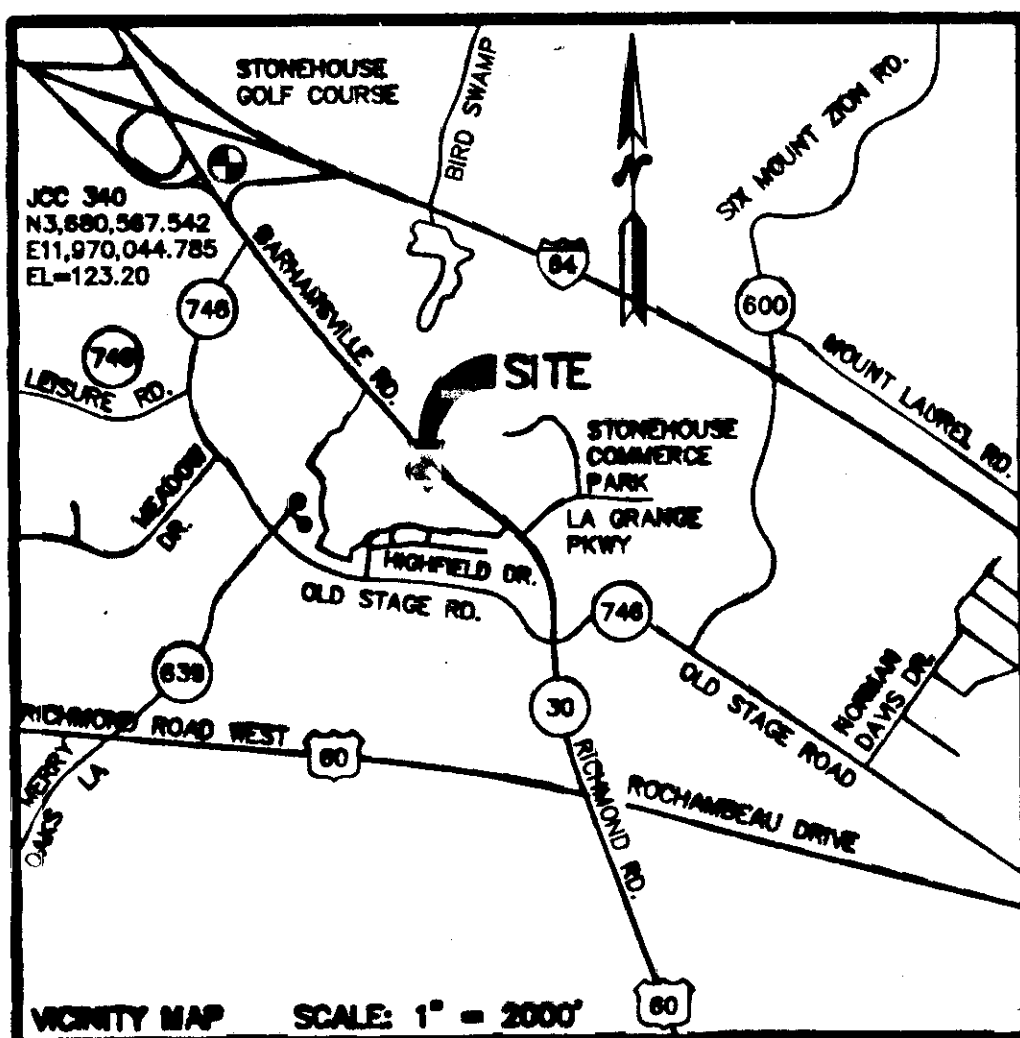


090029253



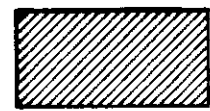
17. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-13-03/MP-12-03/SUP-29-03 AND PROFFERS RECORDED AS INSTRUMENT #040016562
18. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
19. COMMON OPEN SPACES AS SHOWN ON THIS PLAT ARE HEREBY CONVEYED TO THE MICHELLE POINT HOMEOWNER'S ASSOCIATION.

MINIMUM TOWNHOUSE YARD SETBACKS:

FRONT: 20'
SIDE: 10'
REAR: 15'

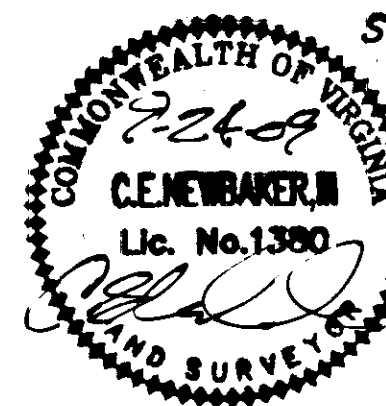
AREA STATISTICS:
AREA OF TOWNHOUSE LOTS = 23,780 S.F. OR 0.5454 AC.
TOTAL LOT COUNT = 10 (MF)

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	2904.79'	14°03'44"	712.93'	358.26'	711.14'	S49°53'21" E
2	800.00'	46°11'21"	483.69'	255.85'	470.70'	S59°18'45" W
3	800.00'	13°42'08"	143.49'	72.09'	143.15'	S43°02'08" W

1. AREA OF SITE = 23,780 S.F. OR 0.5454 AC.
2. PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 800-YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, PANEL NO. 0040C, MAP NUMBER 51095C0040C DATED SEPTEMBER 28, 2007.
3. PROPERTY IS TAX PARCEL 1210100003 (PORTION)
PROPERTY ADDRESS: 9001 BARHAMSVILLE RD.
9001 BARHAMSVILLE RD.
TOANO, VA. 23168
4. PROPERTY REFERENCES: INSTR.#040000121; INSTR.#060016354
5. OWNER AND SUBDIVIDER:
MICHELLE POINT, L.L.C.
C/O JAY EPSTEIN
284-H McLAWS CIRCLE
WILLIAMSBURG, VA. 23185
TELE: 757-928-3434
6. PROPERTY HAS BEEN REZONED FROM A1 TO R5 MULTIFAMILY RESIDENTIAL CLUSTER, WITH PROFFERS. (REZONING-13-03; FEBRUARY 10, 2004).
7. JAMES CITY COUNTY CONSERVATION EASEMENT 
8. THE SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER PROVIDED BY THE JAMES CITY SERVICE AUTHORITY.
9. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
10. PEPPERS POINT IS A PRIVATE STREET AND SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY, AND DOES NOT MEET STATE DESIGN STANDARDS. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE, PEPPERS POINT IS PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
13. UTILITY EASEMENTS DESIGNATED AS "JCSA UTILITY EASEMENT" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
14. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
15. NATURAL OPEN SPACE EASEMENTS AND THE JAMES CITY COUNTY CONSERVATION EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED BY PROFFERS DATED THE 28TH OF JANUARY, 2004 BY MICHELLE POINT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.
16. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

224R2TownHousePlat

TOWNHOUSE PLAT
LOTS 6-15
Michelle Point
STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 60' APRIL 21, 2009



0 30 60 120 180 240 FEET

C. E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA. 23692
PH: 757-240-2562
FAX: 757-926-4800

SHEET 1 OF 2

SOURCE OF TITLE

THE PROPERTY AS SHOWN ON THIS PLAT OF SUBDIVISION IS IN THE NAME OF MICHELLE POINT, L.L.C. AND WAS ACQUIRED FROM KRISHNAN SUTHANTHRAM BY DEED DATED JANUARY 2, 2004, AND RECORDED AS INSTRUMENT #040000121 IN THE CLERK'S OFFICE OF THE CIRCUIT FOR JAMES CITY COUNTY, VIRGINIA.


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.

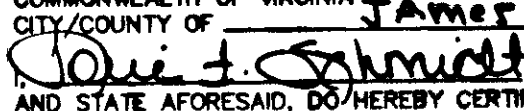
SIGNED:  DATE: 9-24-09
CHARLES E. NEWBAKER, II L.S.1380

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS MICHELLE POINT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

9-24-09
DATE

SIGNATURE
JAY E. EPSTEIN
NAME PRINTED

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

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 24 DAY OF September, 2009.

MY COMMISSION EXPIRES: Sept. 20, 2011

CERTIFICATE OF APPROVAL

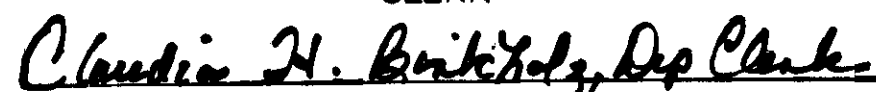
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9/28/09
DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
JAMES CITY COUNTY VIRGINIA, THE 3rd DAY OF
November, 2009, THIS PLAT WAS PRESENTED
AND ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NUMBER 090029253 @ 9:30 AM

TESTE: 
CLERK

BY: 
Dep. Clerk