



Vanasse Hangen Brustlin, Inc.

Transportation and Development Environmental Services

351 McLaws Circle, Suite 3 Williamsburg, Virginia 23185 757-220-0500 • FAX 757-220-8544

Legend

- SUBJECT AREA LIMITS
PROPOSED RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED SETBACK LINE
PRIVATE DRAINAGE EASEMENT
JCSA UTILITY EASEMENT
LIMITS OF WETLANDS
50' RPA 100' RPA BUFFER

Table with columns: No., Revision, Date, Appvd. Includes CAD checked by SAR, Approved by BAR, Scale 1"=100', Date 3/25/11.

Windmill Meadows Section II Lots 1-9 James City County, Virginia

City of Williamsburg & County of James City Circuit Court, This PLAT was recorded on 29 January 2013 at 2:54 AM/PM, PG Document # 130002804 Betsy B. Woolridge, Clerk

Subdivision Plat of the property of Windmill Meadows, LLC

Notary seal for Stephen A. Romeo, Lic. No. 1448-B, Land Surveyor. Drawing Number Sd-1, Sheet 1 of 2, Project Number 31915.01

Owner's Certificate

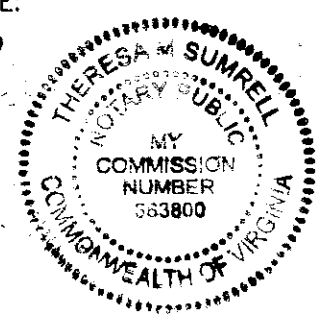
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WINDMILL MEADOWS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

BY: [Signature] DATE: 9/13/12

PRINTED NAME: LAWRENCE E. BEAMER

TITLE: MANAGING MEMBER

Certificate Of Notarization STATE OF Virginia COUNTY/CITY OF Yorktown, TO WT:



I, Theresa M. Sumrell, a Notary Public, in and for the City and State aforesaid, do hereby certify that Lawrence E. Beamer, whose name(s) are signed to the foregoing writing have acknowledged the same before me in my City and State aforesaid. Given under my hand this 13th day of September, 2012. My Commission Expires 11-30-13

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN-OLDE TOWN SQUARE, LLC (PARCEL ID: 3110100033) AND ARMIN U. ALI (PARCEL ID: 3110100036) BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT 050022919 AND 050022918, RESPECTIVELY, TO WINDMILL MEADOWS, LLC

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.

BY: Stephen Romeo, L.S. #001448-B DATE: 8/31/12

Area Chart table with columns: Area Chart, Sq. ft., Acres. Includes sections I-IX and public roadway.

Certificate Of Approval

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

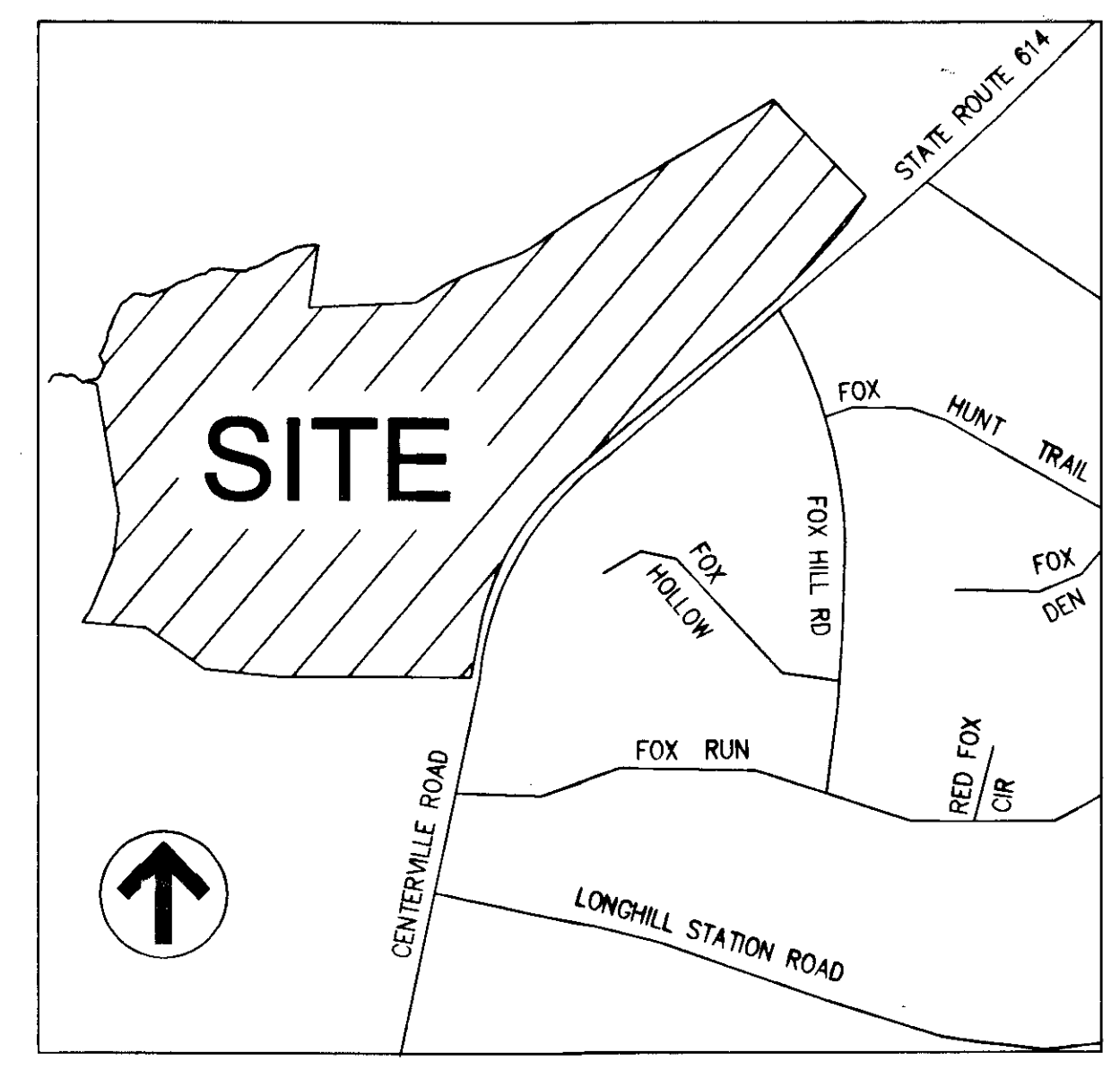
BY: Jon Clark, P.E. DATE: 9/11/12 VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature] DATE: 11/27/12 VIRGINIA DEPARTMENT OF HEALTH

BY: [Signature] DATE: 11/27/12 SUBDIVISION AGENT OF JAMES CITY COUNTY

General Notes

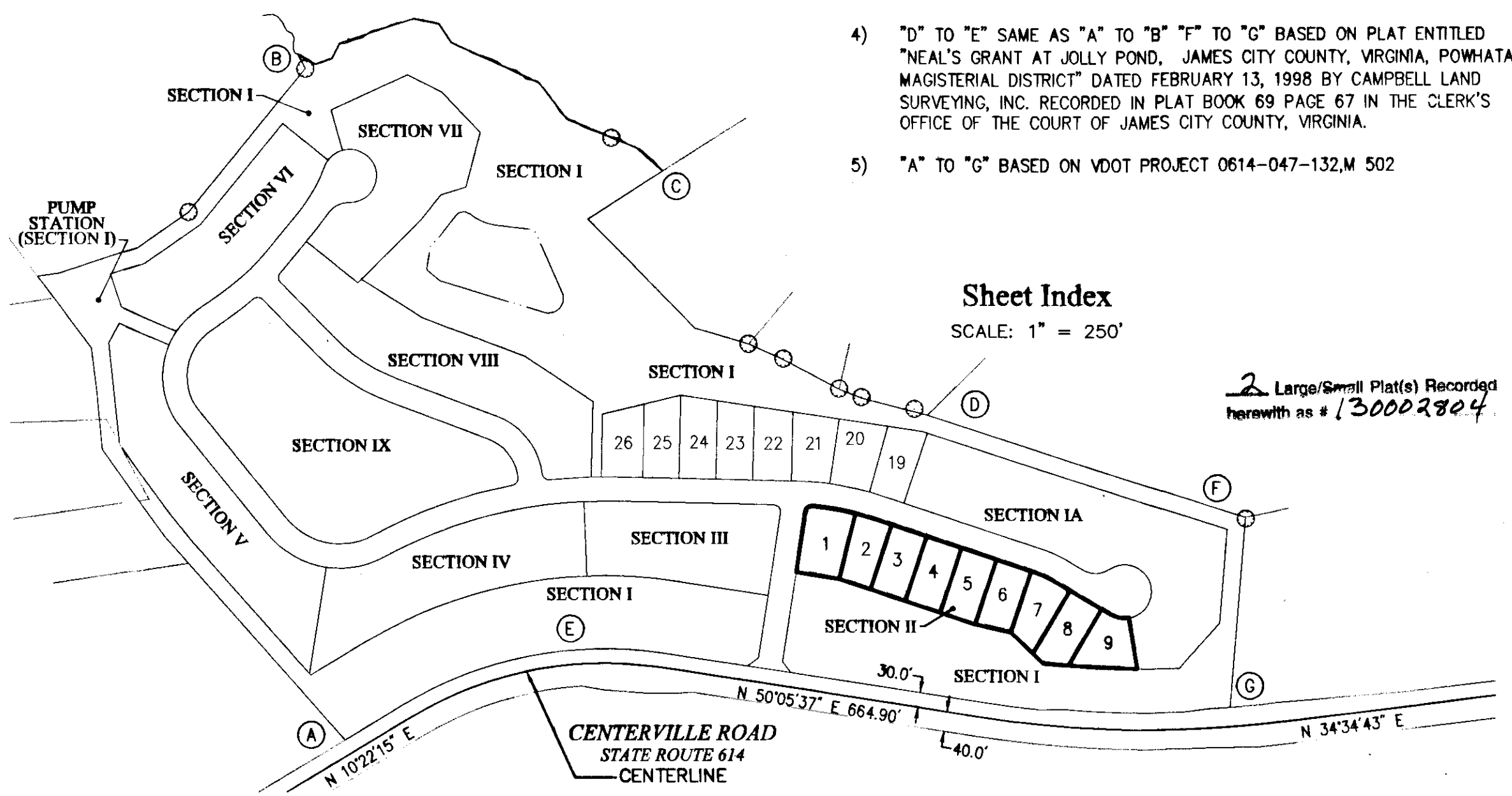
- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
4. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
5. COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
6. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION / RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY THE FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
7. A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
8. MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 308" AND "STATION 309 RESET 1990".
9. THE SUBJECT PROPERTIES LIE IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0110C, EFFECTIVE DATE SEPTEMBER 28, 2007.
10. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
12. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY 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. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. APPROVED CONSTRUCTION PLAN (REVISED DATE) IS DECEMBER 13, 2006. (CASE # S-0091-2005)
15. PROPERTY ADDRESSES AND ZONING ARE: PARCEL ID: 31-1-01-00036= 6001 CENTERVILLE ROAD AND ZONED R-2



Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

- 1) "A" TO "B" BASED ON AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAMES OF THE HEIRS AND SUCCESSORS OF ANDREW AND/OR ELIZA BYRD, BEING 31.796± ACRES, LOCATED JAMES CITY COUNTY, VIRGINIA" DATED JULY 11, 1990 BY SPEARMAN & ASSOCIATES.
2) "B" TO "C" CENTERLINE OF STREAM PER INSTRUMENT NUMBER 970018805 RECORDED IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
3) "C" TO "D" BASED ON PLAT ENTITLED "FAMILY SUBDIVISION, HIPPLE FAMILY, OWNER/DEVELOPER THOMAS J. JR. & ANNE E. HIPPLE, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED DECEMBER 13, 1996 BY THE DEYOUNG JOHNSON GROUP RECORDED IN PLAT BOOK 65 PAGE 95 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
4) "D" TO "E" SAME AS "A" TO "B" "F" TO "G" BASED ON PLAT ENTITLED "NEAL'S GRANT AT JOLLY POND, JAMES CITY COUNTY, VIRGINIA, POWHATAN MAGISTERIAL DISTRICT" DATED FEBRUARY 13, 1998 BY CAMPBELL LAND SURVEYING, INC. RECORDED IN PLAT BOOK 69 PAGE 67 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
5) "A" TO "G" BASED ON VDOT PROJECT 0614-047-132,M 502



Sheet Index SCALE: 1" = 250'

2 Large/Small Plat(s) Recorded herewith as # 130002804