#### 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.

Windrell MEDDOUS LK. 9/13/12

PRINTED NAME: LAWRENCE E BEAMER

TITLE: MANAGING MEMBER

Certificate Of Notarization STATE OF CANCENIA

THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND STATE AFORESAID.

LFAMER. 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.

NOTARY REGISTRATION NUMBER

COMMISSION

### 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 HERES' 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 A. ROMEO, L.S. #001448-B

DATE:

8/30/12

Area Chart	Sq.ft.	Acres	
SECTION II - RESIDENTIAL LOTS(1-9)	97,820	2.2456	
<b>INSTRUMENT NUMBER 1000152</b>	58		
SECTION I - RESIDENTIAL LOTS(19- 26)	95,178	2.1850	
PUMP STATION - SECTION I	11,719	0.2690	
SECTION I - OPEN SPACE	704,023	16.1621 TO TIE-LII	NE
(INCLUDES BMP, CONSERVATION AREAS,	RECREATION	AREA AND BUFFERS.)	
SECTION IA	122,734	2.8176	
SECTION II	97,820	2.2456	
SECTION III	63,884	1. <b>4</b> 666	
SECTION IV	<b>8</b> 6,350	1.9823	
SECTION V	<b>9</b> 2,895	<b>2</b> .1326	
SECTION VI	69,335	1.5917	
SECTION VII	77,125	1.7705	
SECTION VIII	<b>9</b> 7,098	2.2291	
SECTION IX	169,348	<b>3</b> .8877	
PUBLIC ROADWAY	204,266	4.6893	
TOTAL:	1,891,773	43.4291 TO TIE-LI	NE

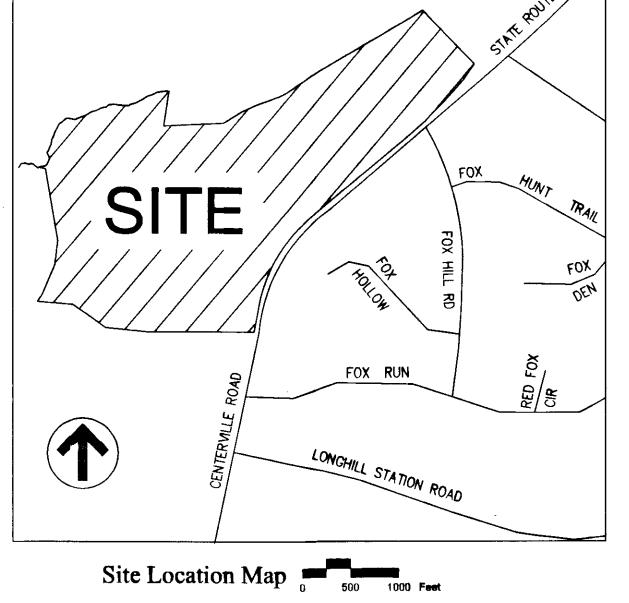
# Certificate Of Approval

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

DATE VIRGINIA DEPARTMENT OF HEALTH 11/27/12 DATE SUBDIVISION AGENT/OF JAMES/ CITY COUNTY

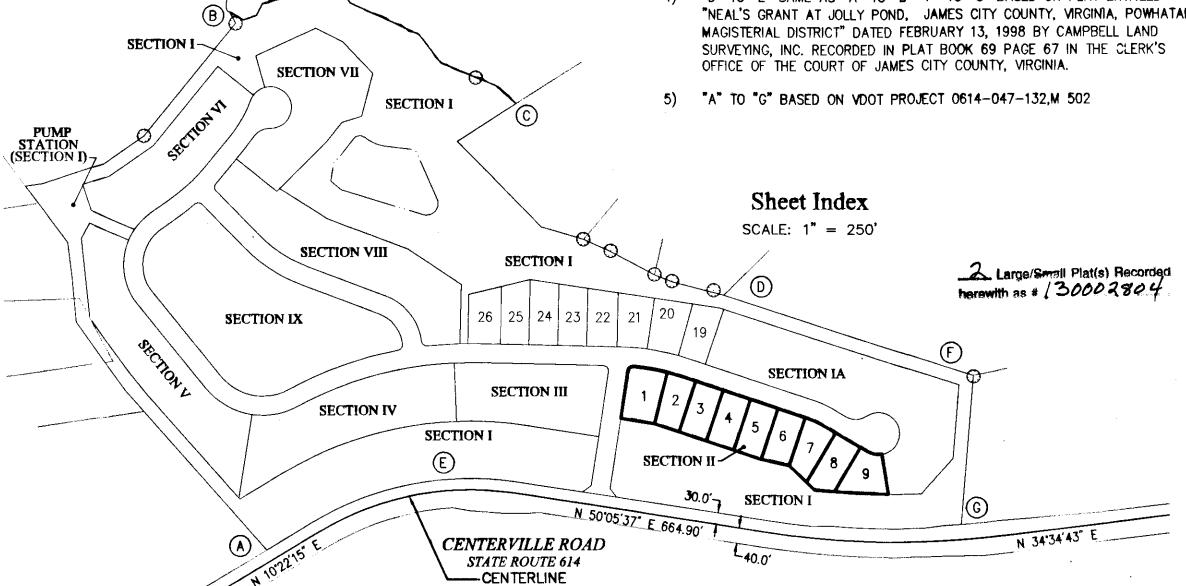
#### **General Notes**

- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND
- 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
- 4. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- 5. COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
- 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.
- 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



# **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,
- "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.
- "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.



# Vanasse Hangen Brustlin, Inc.

Transportation Land Development **Environmental Services** 

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

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	Revision		Date	Appve.
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		St. ————————————————————————————————————	SUBJECT A PROPOSED PROPOSED PROPOSED PROPOSED PRIVATE D JCSA UTILI LIMITS OF 50' RPA 100' RPA	SUBJECT AREA LIMIT  PROPOSED RIGHT-OF  PROPOSED PROPERT  PROPOSED SETBACK  PRIVATE DRAINAGE E  JCSA UTILITY EASEM  LIMITS OF WETLANDS  TOO' RPA  100' RPA BUFFER  Revision  Date

Date 3/25/11

# Windmill Meadows Section II

Lots 1-9

Scale 1'' = 100'

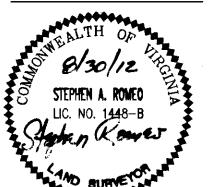
James City County, Virginia

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 29 January 2013

at 2:54 AM/PM, PB — PG

Document # 130002804 BETSY B. WOOLRIDGE, CLERK By Carelia Herk hof z , Dep. Clerk

Subdivision Plat of the property of Windmill Meadows, LLC



31915.01

