## CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED BY REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION TO MERIDIAN LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED APRIL 19, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130011216 ON MAY 1, 2013.

### OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

T. MARK SMITH, MICE PRESIDENT FOR MERIDIAN LAND HOLDINGS, LLC 5/28/13 DATE

### CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF LEW USCO
I, SONOTHE SAME AFORESAID, DO
HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING
WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
AFORESAID.
CIVEN LINDER MY NAME THIS DAY 2840 OF COLOR

MY COMMISSION EXPIRES

DONNA BLANCHARD Notary Public Commonwealth of Virginia 346745 My Commission Expires Apr 30, 2016

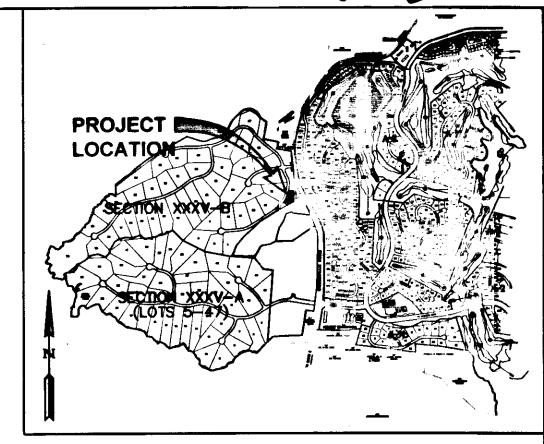
## SURVEYOR'S CERTIFICATE

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.

Thomas C. Schill 8/31/12
THOMAS C. SUBLETT L.S. \$1886 DATE

#### GENERAL NOTES

- 1. PROPERTY AS SHOWN IS TAX PARCEL ID 3040100007.
- 2. PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" GENERAL AGRICULTURAL DISTRICT.
- 3. SETBACKS (A1):
  FRONT = 75'
  FRONT (SIDE STREET) = 50'
  SIDE = 15' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
  REAR = 35' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
- 4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5. C/L OF STREAMS AND THE EDGE OF WATER OF GORDON'S CREEK WERE TAKEN FROM DIGITAL AERIAL TOPOGRAPHY AND MAPPING, DATED JUNE, 2002 BY WINGS AERIAL MAPPING CO., INC. THE MEAN LOW WATER OF GORDON'S CREEK AS SHOWN IS APPROXIMATE, THE ACTUAL MEAN LOW WATER OF GORDON'S CREEK IS THE PROPERTY LINE.
- 6. AREAS ARE COMPUTED TO CENTERLINE STREAM, OR ALONG MEAN LOW WATER OF GORDON'S CREEK AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- 7. THE PARCELS WITHIN THE PSA SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY. LOTS OUTSIDE THE PSA SHALL BE SERVED BY PRIVATE SEPTIC SYSTEMS AND A COMMUNITY WELL.
- 8. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 9. THE DRAINFIELD LOCATIONS SHOWN ON THIS DRAWING HAVE BEEN PROVIDED AND FIELD LOCATED BY ENVIRO UTILITIES.
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 11. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 13. THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- 14. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 15. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 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. WETLANDS LOCATIONS WERE DELINEATED BY KOONTZ BRYANT, P.C., CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
- 17. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXV, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- 18. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 19. THIS PROPERTY IS IN FIRM ZONE "X", AND "AE" AS SHOWN ON COMMUNITY PANEL 510201-0030B, DATED 2/6/1991 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE "AE" REFERS TO THE AREA THAT WILL FLOOD TO AN ELEVATION OF 8.5. AREAS DENOTED ZONE "X" ARE AREAS THAT ARE WITHIN THE 500-YEAR FLOOD ELEVATION. ALL OTHER AREAS ON THIS SITE ARE ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ELEVATION.
- 20. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- 21. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 22. PROPOSED WELL FACILITY WILL SUPPLY WATER TO ALL RESIDENTS OF WESTPORT, SECTION 35



VICINITY MAP
SCALE 1"=2000"

# AREA TABULATION

	S.E.	ACRES
TOTAL AREA OF FUTURE DEVELOPMENT TOTAL AREA OF WELL LOT	<b>8,271,641</b> 83,167	1 <b>89.89</b> 1.91
TOTAL AREA OF SECTION XXXV-B	8,354,808	191.80

#### LEGEND

	RIGHT-OF-WAY LINE	O IRF	IRON ROD FOUND
	PROPERTY LINE	O IPF	IRON PIPE FOUND
	CENTER LINE	• iRS	IRON ROD SET
	TRAVERSE LINE	<b>■CMF</b>	CONCRETE MONUMENT FOUND
	EASEMENT	RPA	RESOURCE PROTECTION AREA
	BUILDING SETBACK	PSA	PRIMARY SERVICE AREA
<u> </u>	LINE (B.S.L. TYP.)	PRM	PRIMARY DRAINFIELD
	WETLANDS LINE	RES	RESERVE DRAINFIELD
	RPA BUFFER LINE	C/L	CENTERLINE
	CTDEAM .	P/L	PROPERTY LINE

# CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF DATE

JAMES CITY COUNTY

DATE

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 10 DAY OF JULY, , 20013.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 0 1:31 1/PM
INSTRUMENT # 130016313

TESTE: Shalles Stadusty, D.

herewith as # 1300/63/3

.

PLAT OF SUBDIVISION OF WELL LOT

WESTPORT AT FORD'S COLONY

POWHATAN DISTRICT

JAMES CITY COUNTY

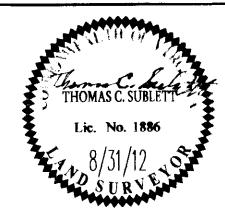
VIRGINIA

Project Contacts: JAG, AMR
Project Number: W10145

Scale: Deter
1"=100" 6/12/12

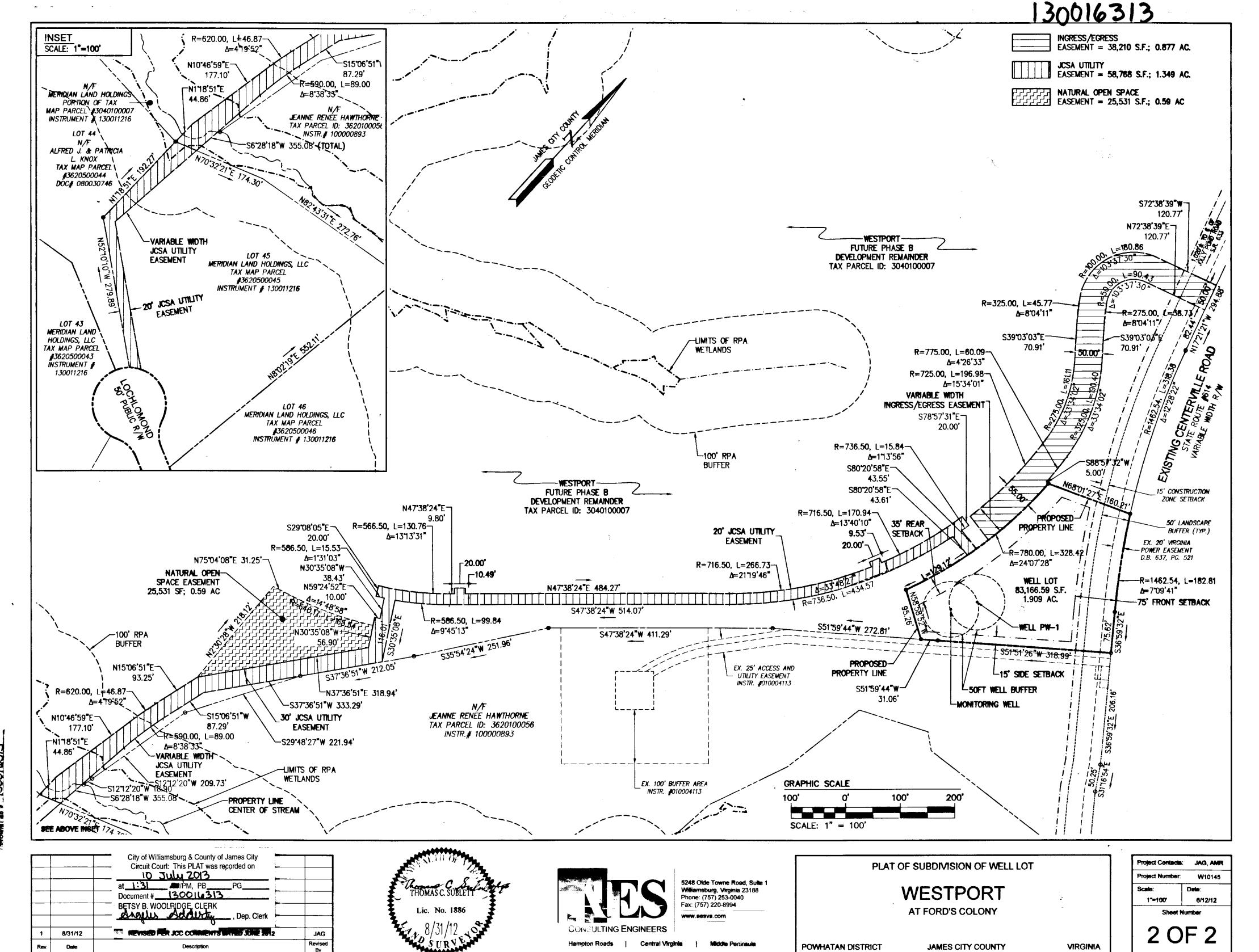
Sheet Number

1 0 F 2





Hampton Roads | Central Virginia | Middle Peninsula



4 Line amon and

The section of the se