150004090

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.

WINDMILL MEADOWS LLC

BY: [signature] DATE: 11/21/14

PRINTED NAME: LAWRENCE E. BEAMER

TITLE: MANAGING MEMBER

Certificate Of Notarization

STATE OF Virginia

COUNTY/CITY OF James City, TO WIT:

GENEE MICHELLE DELANEY
NOTARY PUBLIC
REG. #7598793
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31 2018

I, Genee M. Delaney 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 21st DAY OF November, 2014

MY COMMISSION EXPIRES January 31, 2018

Genee M Delaney 7598793

NOTARY PUBLIC NOTARY REGISTRATION NUMBER

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.

Stephen Romeo 9-5-13

BY: STEPHEN A. ROMEO, L.S. #001448-B DATE:

Area Chart

	Sq.ft.	Acres
SECTION VI – RESIDENTIAL LOTS(40-45)	69,335	1.5917
INSTRUMENT NUMBER 100015258		
SECTION I – RESIDENTIAL LOTS(19-26)	95,178	2.1850
PUMP STATION – SECTION I	11,719	0.2690
SECTION I – OPEN SPACE	706,018	16.2078 TO TIE-LINE
(INCLUDES BMP, CONSERVATION AREAS, RECREATION AREA AND BUFFERS.)		
SECTION IA	122,734	2.8176
SECTION II	97,820	2.2456
SECTION III	63,884	1.4666
SECTION IV	86,350	1.9823
SECTION V	90,899	2.0868
SECTION VI	69,335	1.5917
SECTION VII	77,125	1.7705
SECTION VIII	97,098	2.2291
SECTION IX	169,348	3.8877
PUBLIC ROADWAY	204,266	4.6893
TOTAL:	1,891,773	43.4291 TO TIE-LINE

Certificate Of Approval

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

Charles Cuthrell Jr. 10/24/13

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

[signature] 3/4/15

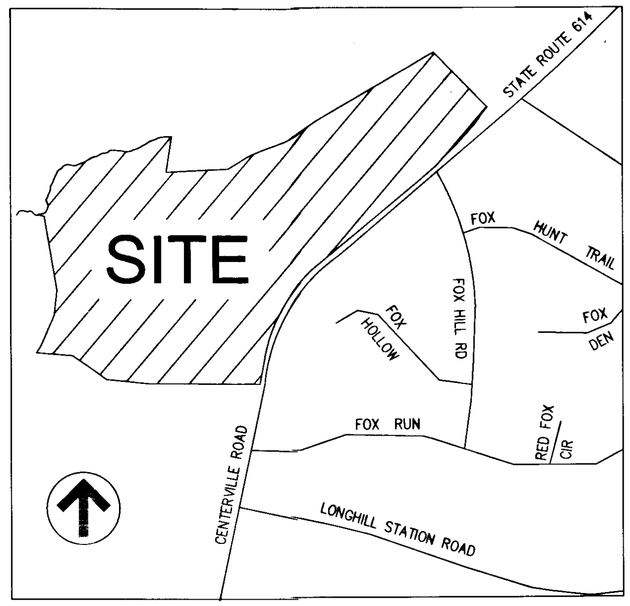
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
March 9, 2015
at 11:35 AM/PM; PB ____ PG ____
Document # 150004090
BETSY B. WOOLRIDGE, CLERK
Amy Stowe, Dep. Clerk

2 Large/~~Small~~ Plat(s) Recorded herewith as # 150004090

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
16. THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
17. WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.



Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

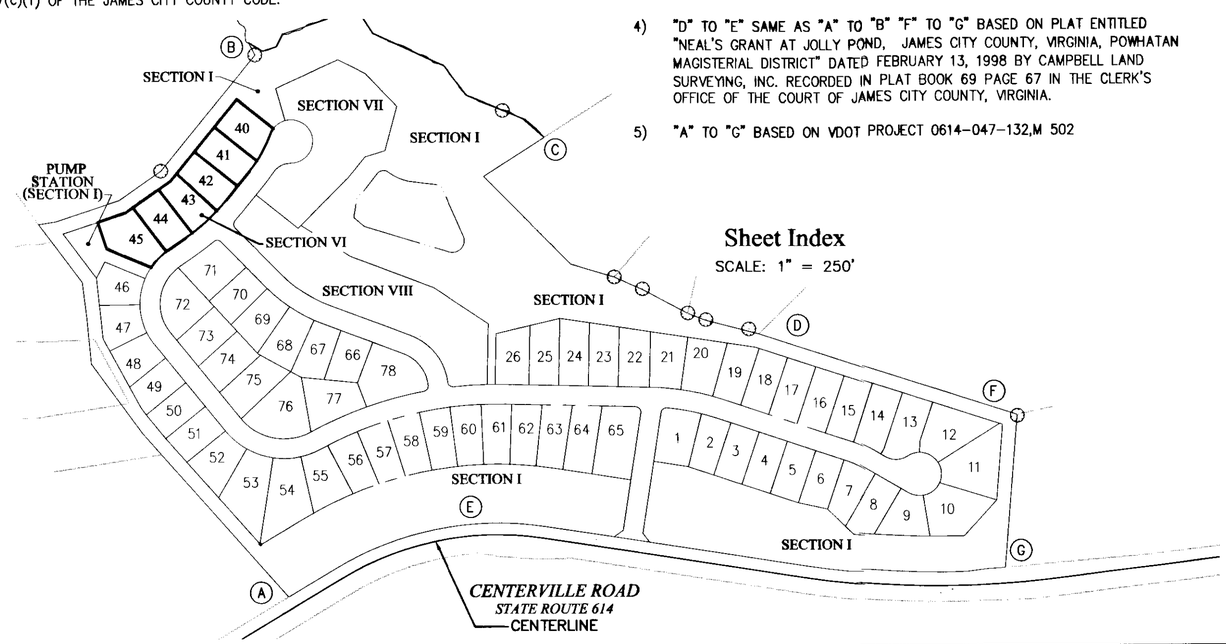
1) "A" TO "B" BASED ON AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAMES OF THE HEIRS AND SUCCESSORS OF ANDREW AND/OR ELIZA BYRD, BEING 31.796± ACRES, LOCATED JAMES CITY COUNTY, VIRGINIA" DATED JULY 11, 1990 BY SPEARMAN & ASSOCIATES.

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'

VHB
Vanasse Hangen Brustlin, Inc.

Transportation
Land 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

No.	Revision	Date	Appvd.

Designed by	Drawn by CRO	Checked by SAR	
CAD checked by SAR		Approved by	
Scale 1" = 100'		Date 9/3/13	

Project Title
Windmill Meadows
Section VI
Lots 40-45
James City County, Virginia

Issued for

Drawing Title
Subdivision Plat
of the property of
Windmill Meadows, LLC

COMMONWEALTH OF VIRGINIA
9-5-13
STEPHEN A. ROMEO
Lic. No. 1448-B
Stephen Romeo
LAND SURVEYOR

Drawing Number
Sd-1

Sheet 1 of 2

Project Number
31915.01

\\VHB\PROJ\WILLIAMSBURG\31915.04 WINDMILL PLATS 5-9\CAD\SR\PLANSET\PHASE-PLAT-SECTION6-REV.DWG