CERTIFICATION OF SOURCE OF TITLE (COMMON AREAS 1 & 2) THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MCCALE DEVELOPMENT-LANDFALL, L.L.C. TO LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION BY DEED DATED MARCH 19, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE

OWNER'S CERTIFICATION

NOTARY REGISTRATION NUMBER:

THE PROPOSED BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

COUNTY OF JAMES CITY PER INSTRUMENT #080024297.

FOR LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION

LANDFALL COMMUNITY ASSOCIATION

PRINTED NAME

301000

NOTARY PUBLIC SIGNATURE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF VINC

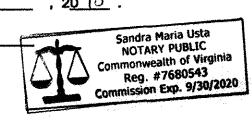
USTG. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _HE DAY OF June

93020 MY COMMISSION EXPIRES:

Sayly Maria Lista NOTARY PUBLIC SIGNATURE

7680543 NOTARY REGISTRATION NUMBER:



GENERAL NOTES:

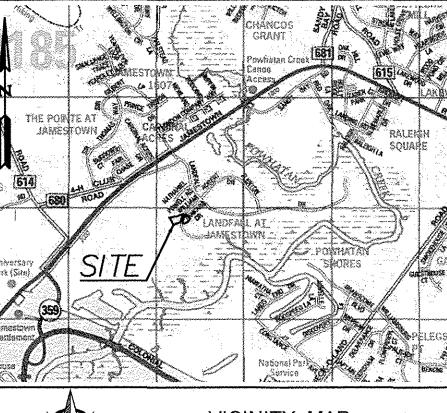
- 1. PROPERTIES AS SHOWN CURRENTLY ZONED R2 (GENERAL RESIDENTIAL) WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0008-1989.
- 2. PROPERTY PARCEL ID'S AND ADDRESSES ARE:

LOT 1: 4640800001 - 2524 WILLIAM TANKARD DRIVE LOT 2: 4640800002 - 4304 EDWARD HARRINGTON ROAD LOT 16: 4640800016 - 2525 WILLIAM TANKARD DRIVE COMMON AREAS 1 & 2: 4640800001A - 2510 WILLIAM TANKARD DRIVE

- 3. SETBACK LINES ARE AS SHOWN ON THE PLAT.
- 4. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
- 5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. THIS PROPERTY IS IN FLOOD ZONE X AND AE AS SHOWN ON MAP NUMBER 51095C0182D, PANEL 0182, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY COUNTY, VA, ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ZONE AE IS DEFINED AS THE SPECIAL FLOOD HAZARD AREA SUBJECT TO 1% ANNUAL FLOOD CHANCE. BASED FLOOD ELEVATIONS DETERMINED.
- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 10. THIS PLAT IS BASED ON RECORD INFORMATION AND A CURRENT FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 11. 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.
- 12. CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION GRANTED ON AUGUST 14, 2006 (CASE NO. CBE-06-043).
- 13, WETLANDS AND LAND 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.
- 14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

AREA TABULATION

	FORMER AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
AREA OF LOT 1	10,065 S.F.±	0.231 AC.±	13,734 S.F.±	0.315 AC.±
AREA OF LOT 2	10,005 S.F.±	0.230 AC.±	11,964 S.F.±	0.275 AC.±
AREA OF LOT 16	11,004 S.F.±	0.253 AC.±	14,419 S.F.±	0.331 AC.±
AREA OF COMMON AREA 1	45,982 S.F.±	1.056 AC.±	40,354 S.F.±	0.926 AC.±
AREA OF COMMON AREA 2	87,298 S.F.±	2.004 AC.±	83,883 S.F.±	1.926 AC.±
TOTAL AREA SUBDIVIDED	164,354 S.F.±	3.773 AC.±	164,354 S.F.±	3.773 AC.±



VICINITY MAP (APPROXIMATE SCALE: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

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.

PRESTON C. JUDSON, L.S. #3130

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Eller Cook SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

6/12/18

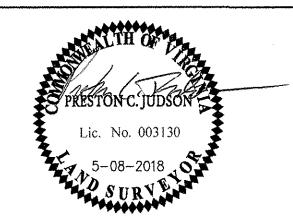
Large/Small Plat(s) Recorded herewith as # 180011601

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS // DAY OF JALY 2018.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:42AM/PM INSTRUMENT # 180011601

VIRGINIA

MONA A. FOLEY, CLERK

1 5-08-2018 REVISE PER COUNTY COMMENTS Revised Date Description Ву





5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula JCC CASE NO. S-0014-2018

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT

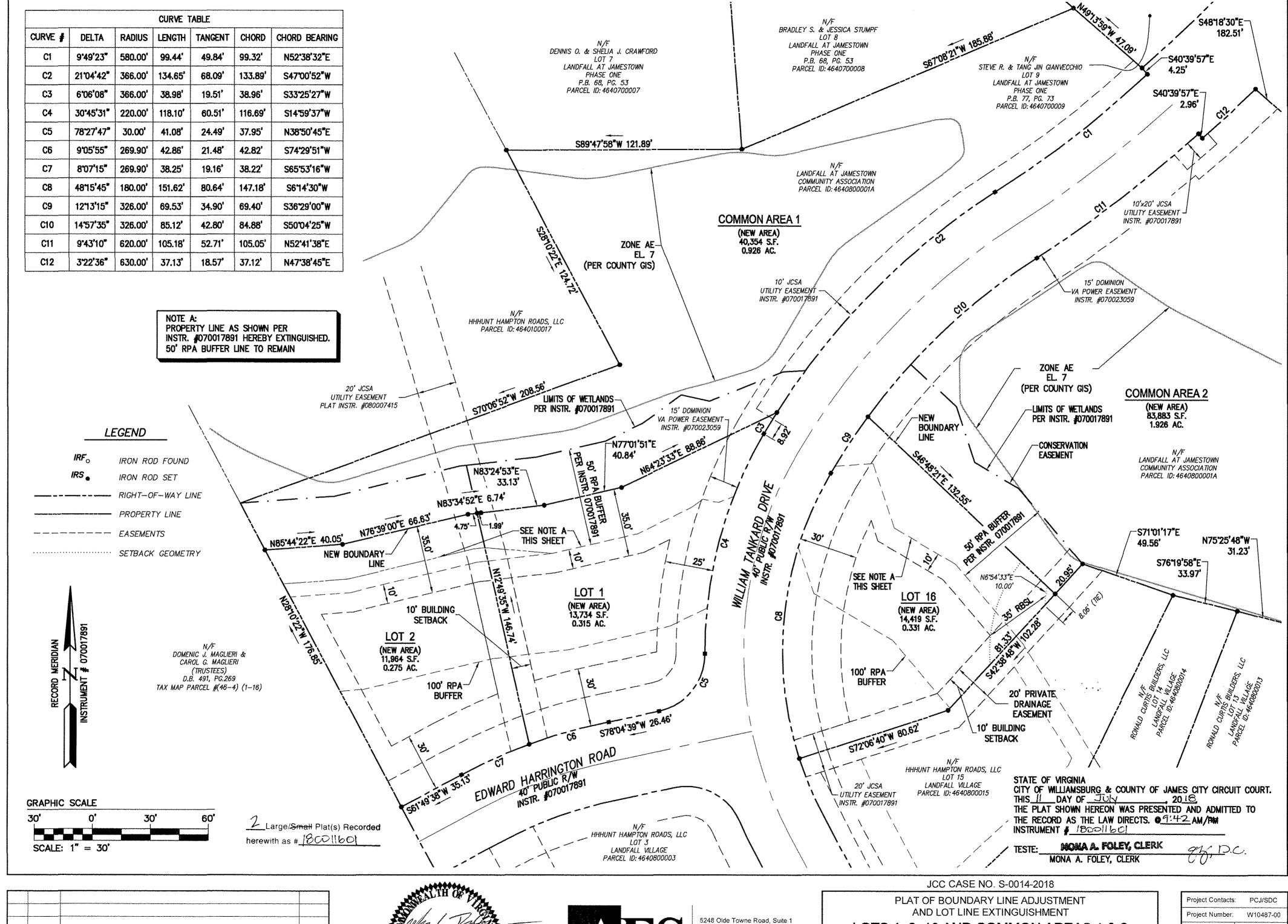
LOTS 1, 2, 16 AND COMMON AREAS 1 & 2

LANDFALL VILLAGE

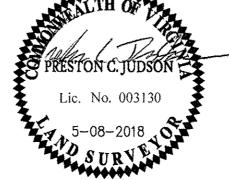
BETWEEN THE PROPERTIES OWNED BY HHHUNT HOMES AND LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION

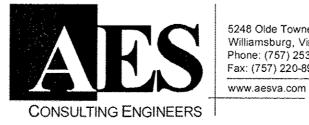
COUNTY OF JAMES CITY JAMESTOWN DISTRICT

roject Contacts: PCJ/SDC roject Number: W10487-00 Scale: AS NOTED 3-23-2018 Sheet Number of 2



1 5-08-2018 REVISE PER COUNTY COMMENTS SDC
Rev. Date Description Revised By





Hampton Roads | Central Virginia

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994

Middle Peninsula

LOTS 1, 2, 16 AND COMMON AREAS 1 & 2
LANDFALL VILLAGE

JAMESTOWN DISTRICT COUNTY OF JAMES CITY

BETWEEN THE PROPERTIES OWNED BY
HHHUNT HOMES AND LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION

***************************************	Project Contacts	PCJ/SDC				
	Project Number:	W10487-00				
-	Scale:	Date:				
	1"=30'	3-23-2018				
	Sheet Number					

	2 of 2					
1						

VIRGINIA