

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID W. & CLAUDIA L. TOBLER TO MEADOWS II LIMITED PARTNERSHIP BY DEED DATED SEPTEMBER 28, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 768, PAGE 385.

OWNER'S CERTIFICATE

THE SUBDIVISION AND BOUNDARY ADJUSTMENT SHOWN ON THIS PLAT AND KNOWN AS THE MEADOWS, SECTION IV, PHASE III IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

John H. Kniest, Jr. 6-26-98  
 FOR MEADOWS II, LIMITED PARTNERSHIP DATE  
John H. Kniest, Jr. 6-26-98  
 NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Steven O. Wigley  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 26 DAY OF June, 1998. MY COMMISSION EXPIRES 3/31/01.  
Steven O. Wigley  
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE -- LOT 3 SECTION 1

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MEADOWS LIMITED PARTNERSHIP TO VAN KNIEST, INC. BY DEED DATED MAY 14, 1987 AND RECORDED IN THE OFFICE OF THE CLERK OF OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 343, PAGE 765.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City, Steven O. Wigley  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 26 DAY OF June, 1998. MY COMMISSION EXPIRES 3/31/01.  
Steven O. Wigley  
 SIGNATURE

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.

G. T. Wilson, Jr. 6/15/98  
 G. T. WILSON, JR., C.L.S. DATE

CERTIFICATE OF APPROVAL

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

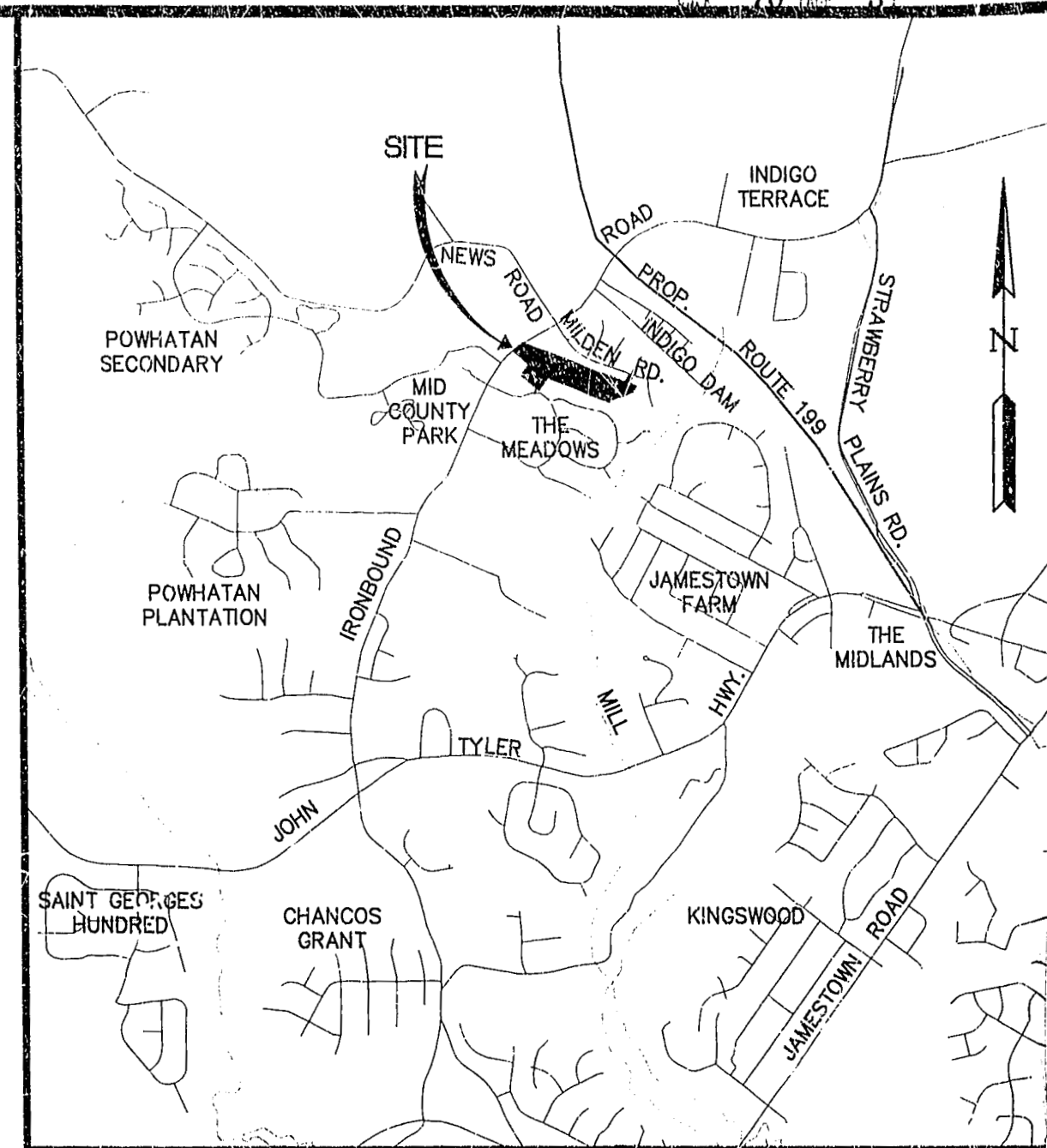
Charles O. Elliott 6/26/98  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE  
Charles O. Elliott 8/4/98  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION  
 THE MEADOWS  
 SECTION IV, PHASE III  
 LOTS 1-31

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	435,804 S.F.	10.00 AC.±
AREA OF RIGHT OF WAY	100,048 S.F.	2.30 AC.±
AREA OF NATURAL OPEN SPACE	37,668 S.F.	0.87 AC.±
TOTAL AREA SUBDIVIDED	573,520 S.F.	13.17 AC.±
NUMBER OF LOTS	31	
AVERAGE LOT SIZE	14,058 S.F.	0.32 AC.±
SMALLEST LOT (LOT 30)	11,607 S.F.	0.27 AC.±
LARGEST LOT (LOT 19)	25,399 S.F.	0.58 AC.±
GROSS LOTS PER ACRE	2.35	

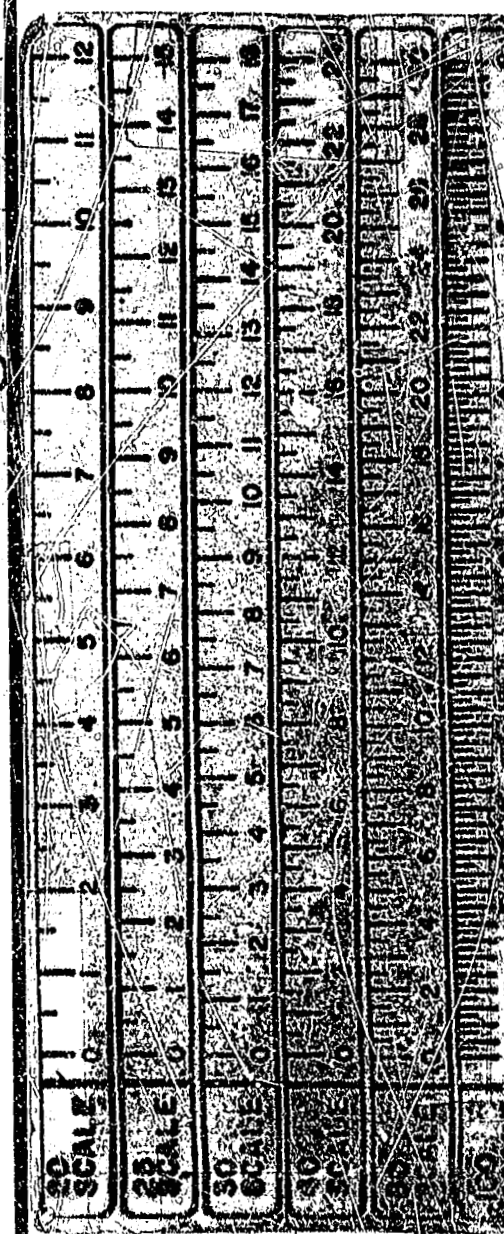
NOTES:

- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT. (MINIMUM LOT SIZE = 10,000 SF).
- TAX MAP PARCEL (38-4) (1-28).
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER
- SETBACK REQUIREMENTS: 25' FRONT  
35' REAR  
10' SIDE
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



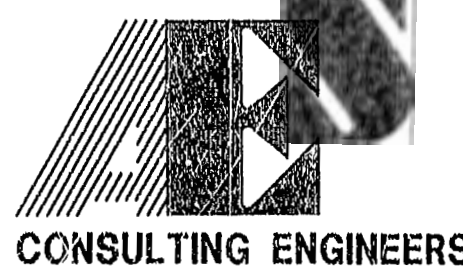
LOCATION MAP

SCALE: 1"=2000'



PLAT RECORDED IN P.B. NO. 70 PAGE 31+32

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

PLAT OF SUBDIVISION  
 AND  
 BOUNDARY LINE ADJUSTMENT  
**THE MEADOWS**  
 SECTION IV, PHASE III  
 OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed SOW/DPW	Drawn LBA
Scale NONE	Date 6/5/98
Project No. 7820-3	
Drawing No. 1 OF 2	