

GENERAL NOTES:

- PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
- MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:  
FRONT: 25 FEET  
SIDE: 10 FEET  
REAR: 35 FEET  
LIMIT OF CONSERVATION EASEMENT IS REAR SETBACK LINE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- TAX MAP NUMBER OF PROPERTY: (46-4) (7--26)  
(46-4) (7--27)  
(46-4) (7--28)
- THE TOTAL AREA OF THIS RESUBDIVISION IS:  
61,791 S.F.  
1.418 ACRES
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9C(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS RESUBDIVISION MAY BE SUBJECT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.
- REFERENCE: PLAT BOOK 69 PAGES 64-66

RESUBDIVISION PLAT OF  
LOTS 26, 27 AND 28  
LANDFALL AT JAMESTOWN  
PHASE THREE  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 03-08-99 SHEET 1 OF 2 SCALE: N/A  
CODE 99-136 DRAWN BY: GCT

THOMAS LAND SURVEYING, P.C.  
753 D THIMBLE SHOALS BLVD.  
NEWPORT NEWS, VIRGINIA 23606  
TEL. (757) 873-2770

OWNER'S CERTIFICATE LOT 27 AND 28  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

BY: Warren Barnes DATE: 3-12-99

CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Newport News  
Caroline M. Lewis 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 12th DAY OF MARCH, 1999. MY COMMISSION EXPIRES 12/31/02

Caroline M. Lewis  
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY McCALE DEVELOPMENT-LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO WARREN BARNES BY DEED DATED AUGUST 20, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 980017548. AND BY DEED DATED OCTOBER 29, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT # 980021193.

STATE OF VIRGINIA  
COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 12 DAY OF March, 1999. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Wendy Sward  
CLERK

PLAT BOOK 72, PAGE 48+49

OWNER'S CERTIFICATE LOT 26  
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

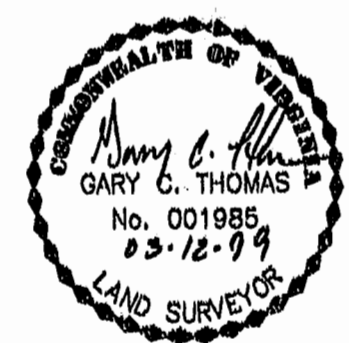
MVP, "L.L.C.", A VIRGINIA LIMITED LIABILITY COMPANY  
Linda G. Wilson DATE: 3/12/99  
Mary C. Thomas DATE: 3/13/99

CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF ~~VIRGINIA~~ Georgia  
CITY/COUNTY OF Bill  
Sam E. Patton 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 13 DAY OF March, 1999. MY COMMISSION EXPIRES June 1, 2001

Sam E. Patton  
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY McCALE DEVELOPMENT-LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO MVP, "LLC", A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 20, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT #980013872.

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.  
Mary C. Thomas DATE: 03-12-99  
GARY C. THOMAS, L.S. DATE



LOT 28  
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. BRANCH BANKING AND TRUST COMPANY OF VIRGINIA DOCUMENT #980021194  
CONSENTED TO:

JESSE W. HOWARD, TRUSTEE  
Jesse W. Howard  
SAMUEL G. SCOTT, TRUSTEE  
Samuel G. Scott  
(EITHER OF WHOM MAY ACT)

I, Linda G. Wilson, A NOTARY PUBLIC IN AND FOR THE City OF Poetsmouth VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY presence AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 15th DAY OF March, 1999.  
Linda G. Wilson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 10-31-00

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

DATE: N/A VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE: N/A VIRGINIA DEPARTMENT OF HEALTH

Recorded 12:58 PM day of March 1999  
DOCUMENT # 99075930  
Wendy Sward Clerk DATE: 3/18/99  
SUBDIVISION AGENT OF JAMES CITY COUNTY

