



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C30	22°23'42"	565.00	220.84	111.85	219.44	N 01°19'21" E
C31	11°44'05"	565.00	115.72	58.06	115.52	N 15°44'33" W
C32	40°48'58"	200.00	142.48	74.41	139.48	S 79°28'01" E
C33	64°59'56"	225.00	255.25	143.34	241.78	N 88°26'28" E
C34	11°46'02"	479.08	98.39	49.37	98.22	N 49°47'59" E
C35	07°27'11"	590.00	76.75	38.43	76.69	N 08°47'36" E
C36	10°16'24"	590.00	105.79	53.04	105.64	N 00°04'11" W
C37	83°46'35"	25.00	36.55	22.42	33.38	N 36°40'54" E
C38	36°52'49"	175.00	112.64	58.35	110.71	S 81°26'05" E
C39	03°56'08"	175.00	12.02	6.01	12.02	S 61°01'36" E
C40	04°43'35"	250.00	20.62	10.32	20.61	S 61°25'20" E
C41	16°40'04"	250.00	72.73	36.62	72.47	S 72°07'09" E
C42	16°40'04"	250.00	72.73	36.62	72.47	S 88°47'14" E
C43	16°40'04"	250.00	72.73	36.62	72.47	N 74°32'42" E
C44	10°16'12"	250.00	44.81	22.47	44.75	N 61°04'34" E
C45	46°30'01"	120.00	97.39	51.56	94.74	N 57°18'32" W
C46	10°22'48"	500.00	90.58	45.41	90.48	N 50°33'07" E
C47	49°44'05"	35.00	30.38	16.22	29.44	N 70°13'46" E
C48	54°00'48"	60.00	56.56	30.58	54.44	N 68°05'24" E
C49	51°01'49"	60.00	53.44	28.64	51.69	N 15°34'05" E
C50	51°10'47"	60.00	53.59	28.73	51.83	N 35°32'13" W
C51	19°28'16"	60.00	20.39	10.29	20.29	N 70°51'44" W
C52	50°39'35"	60.00	53.05	28.40	51.34	S 74°04'20" W
C53	55°17'26"	60.00	57.90	31.43	55.68	S 21°05'49" W
C54	52°13'27"	35.00	31.90	17.15	30.81	S 19°33'50" W
C55	00°11'55"	449.94	1.56	0.78	1.56	S 45°46'31" W
C56	10°04'02"	449.94	79.06	39.63	78.95	S 50°54'30" W
C57	89°28'49"	25.00	39.03	24.76	35.18	N 79°20'07" W
C58	21°06'38"	145.00	71.14	36.30	70.43	N 48°40'02" W
C59	17°50'12"	145.00	45.14	22.75	44.96	N 71°38'26" W
C60	48°41'52"	94.58	77.09	40.83	74.97	S 57°15'27" E
C61	86°14'11"	25.00	37.63	23.41	34.17	S 12°49'23" W
C62	25°13'25"	200.00	88.05	44.75	87.34	S 68°33'11" W
C63	37°31'53"	200.00	131.01	67.95	128.68	N 80°04'10" W
C64	02°18'08"	200.00	7.86	3.93	7.86	N 59°07'10" W
C65	04°46'20"	225.00	18.74	9.38	18.73	N 61°28'42" W
C66	18°27'30"	225.00	72.49	36.56	72.17	N 73°03'37" W
C67	17°35'08"	225.00	69.06	34.80	68.79	S 88°55'04" W
C68	85°20'12"	25.00	37.23	23.04	33.89	N 57°12'24" W
C69	08°19'16"	590.00	85.69	42.92	85.61	N 18°41'56" W
C70	10°05'10"	540.00	95.06	47.65	94.94	S 15°11'06" E
C71	11°03'02"	540.00	104.15	52.24	103.99	S 04°37'00" E
C72	11°05'56"	540.00	104.60	52.47	104.44	S 06°27'29" W
C73	95°29'10"	25.00	41.66	27.52	37.01	S 59°45'02" W
C74	95°51'04"	25.00	41.82	27.59	37.11	S 59°35'12" W
C75	07°27'11"	590.00	76.75	38.43	76.69	N 16°14'48" E

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE POINTE AT JAMESTOWN, SECTION 1-B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

4/13/99
DATE
WESTOVER MEADOWS, L.C. BY ASSOCIATED DEVELOPERS, INC.,
BY HENRY S. STEPHENS AS PRESIDENT.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF WILMINGTON, PATRICIA L. GASKIN, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE 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, GIVEN UNDER MY HAND THIS 13th DAY OF April, 1999.
MY COMMISSION EXPIRES 7-31-99
Patricia L. Gaskin
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ALBERT C. WHITE, III AND FRANCES M. WHITE TO WESTOVER MEADOWS, L.C. BY DEED DATED 12/19/96 AND RECORDED IN DEED BOOK 822, PAGE 437; AND BY DEED DATED 4/7/99 AND RECORDED AS INSTRUMENT # L.R. 990007514. BOTH DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

ENGINEERS OR 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.

4/12/99
DATE
Nancy L. Herman-Thompson
NANCY L. HERMAN-THOMPSON L.S.#002254

CERTIFICATE OF APPROVAL

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

4-16-99
DATE
Virginia Department of Transportation
April 14, 1999
DATE
Virginia Department of Health
4/16/99
DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 6 DAY OF May 19 99
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 73, PAGE 10411.
TESTE HELENE SWARD
BY [Signature] CLERK

SECTION 1-B:

- * LOT AREA (30 LOTS) : 387,040 S.F./ 8.88 AC.
- * R/W DEDICATION: 87,866 S.F./ 2.02 AC.
- * COMMON AREA 1: 73,125 S.F./ 1.68 AC.
- * COMMON AREA 2: 76,041 S.F./ 1.75 AC.
- * ARCHAEOLOGICAL SITE: 60,720 S.F./ 1.39 AC.
- * TOTAL AREA : 684,792 S.F./ 15.72 AC.
- * TAX MAP : MAP (46-4) PARCELS (1-22) & (1-3, PORTION OF)
- * ZONING DISTRICT : R2 WITH PROFFERS (SEE CASE# 2-9-94, 2-19-95, & 2-20-95).
- * BUILDING SETBACK :
FRONT = 25'
REAR = 35'
SIDE = 10'
- * CORNER LOTS : THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET. CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.
- * ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- RECORDED REFERENCES:
PLAT BOOK 65, PAGE 74-75 (WESTOVER MEADOWS)
PLAT BOOK 72, PAGE 79 (MAINLAND FARM - PARCEL B)
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- COMMON AREAS TO BE DEDICATED TO THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- 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 FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.

- NFIP FLOOD ZONE X AND AE (EL. 8.5'). SEE FIRM#510201-0045-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- 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 FRONTAGE 3.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF SIDEWALKS AND UTILITIES, ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.

1 OF 2
SHEET NUMBER
1
COMMISSION NUMBER
1980101
SCALE AS NOTED
DESIGNED NLHT/DNW
DRAWN DNW
CHECKED NLHT
DATE 3/3/99

SUBDIVISION PLAT
THE POINTE AT JAMESTOWN, SECTION 1-B
OWNER/DEVELOPER
WESTOVER MEADOWS, L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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NO.	DATE	DESCRIPTION
1.	4/12/99	PER JCC COMMENTS. 11:53 PM Enclosed 6 day of May 1999
		DOCUMENT # 991007514
		W. S. WARD Clerk

REVISIONS
Nancy L. Herman-Thompson
No. 002254
4/12/99
LAND SURVEYOR

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