

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

McCALE DEVELOPMENT-LANDFALL, L.L. A VIRGINIA LIMITED LIABILITY COMPANY

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS I, W. S/n + H. 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 SAME. DAY OF THE SAME THIS SAME THIS SAME THIS SAME. DAY OF THE SAME THIS SAME THI

CERTIFICATE OF SOURCE OF TITLE

LE No.

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IHE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARTER HILL, INCORPORATED, A VIRGINIA CORPORATION, TO MCCALE DEVELOPMENT—LANDFALL, L.L.C., A VIRGINIA LIMITED LUBILITY COMPANY, BY DEED DATED SEPTEMBER 27, 1996 AND RECORDED IN THE OFFICE OF TIE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809, PAGE 323.

STATE OF VIRGINIA COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. THIS DAY OF COUNTY OF JAMES CITY. THIS 1990 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

PLAT BOOK 13, PAGE 80-82

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CENTRAL FIDELITY NATIONAL BANK(DB. 809, PG. 331, 9/27/95) CONSENTED TO:

HENRY IL SINGLETON, TRUSTEE

RAYMOND H. SUTTLE, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, MELEA DULLA , A NOTARY PUBLIC IN AND FOR THE CHA OF THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEGGED THE SAME BEFORE ME IN MY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 31 DAY OF JUAC, 1949.

> Heles Quin NOTARY PUBLIC

MY COMMISSION EXPIRES 34 81. 1777

NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO RESUBDIVIDE LOTS 54, 54A AND 55 THROUGH 61.

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHURD BEARING
CI	625.00	04'35'18"	50.23	25.13	50.22	N46'22'59"W
C2	1075.00	02'86'35"	55.22	27.61	85.21	N42'36'33"W
C3	25.00	87'29'46"	38.18	23.93	34.57	NO2'38'38"E
C4	325.00	13'43'01"	77.81	39.09	77.62	N39'30'00"E
C5	275.00	06'29'50"	31.18	15.61	31.17	N35'53'25"E
C5	325.00	10'53'26"	61.77	30.98	61.68	###4"35"05"E
C7	275.00	09'18'39"	44.53	22.31	44,48	S45'23'27"W
Cb	275.00	01'36'47"	7.74	3.87	7.74	\$39'56'44'W
C9	800.00	0728'40"	103.94	52.04	103.07	N79'49'56"E
C10	100.00	29'21'01"	51.23	26.19	50.67	S72'01'20"E
CII	100.00	17'28'50"	30.71	15.37	30.39	548'38'23"E
C12	850.00	06'33'06"	97.20	48.65	97.14	579'23'09 '1"
C13	850.00	06'33'06"	97.20	48.65	97.14	S85 66'15"W
C14	850.00	03'39'08"	54.18	27.10	54.17	1.88'57'38"%
C15	675.00	00'25'07"	4.93	3.3.3	4.93	(N78'20'31"W
C16	675.00	08'11'32"	96.51	48.34	98.4	N74'02'12"W
C17	675.00	06'33'06"	77.18	38.63	77.14	N66'39'33"W
C18	675.00	06'33'06"	77.18	38.63	77.14	N60'06'47"W
C19	675.00	08 10'47"	96.36	43.20	96.28	N52'44'51"W
C20	625.00	15'48'51"	172.51	86.80	1/1.98	S56'33'53"E
C21	625.00	09'17'58"	101.44	50.83	107.33	S69'07'17"E
C22	625.00	04'46'48"	52.14	26.09	52.13	N76'09'40"W
C23	1475.00	01'51'33"	47.88	23.93	47.85	N79'28'50"W
C24	1475.00	03'53'04''	100.00	50.02	99.98	S82'21'09"E
C25	1475.00	02'50'24"	73.11	36.56	73.10	S85'42'53"E
C26	800.00	02'02'44"	28.56	14.28	28.56	S88'09'26"E
C27	800.00	07'15'56"	101.45	50.79	101.38	N87'11'14"E
C28	NOT USE	.D		T	1	1
C29	650.00	29'52'48"	338.98	173.44	335.15	S63'36'47"E
C30	1500.00		224.71	112.57	224.50	S82'50'34"E
C31	825.00	16'45'20"	241.26	121.50	240.40	N84'29'16"E
C32	1525.00		36.68	18.34	36.68	N86'26'44"W
C33		03'41'50"	98.40	49.22	98.39	N93'54'28'W
C:34	1525.00	03'30'29"	93.37	46.70	93.36	N80'18'19"W

AMENDED PLAT OF SUBDIVISION LANDFALL

> AT *JAMESTOWN*

PHASE THREE JAMESTOWN DISTRICT JAMES CITY COUNTY . VIRGINIA

DATE: 5/25/99

SHEET 1 OF 3

SCALE: N/A

PROJECT NO: 95-010

DRAWN BY: CADD

SLEDD & ASSOCIATES, P.C.

ENGINEERS PLANNERS SURVEYORS 11832 ROCK LANDING DRIVE, SUITE 203 NEWPORT NEWS, VIRGINIA 23606 (757) 873-3386

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.

4-2-99



AREA TABLE

AREA OF LOTS AREA OF RIGHT OF WAY AREA OF COMMON AREA

TOTAL SUBDMDEO AREA

1.341 AC. 3.877± AC. 14.110± AC.

8.892 AC.

CERTIFICATE OF APPROVAL

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

" Comple VIRGINIA DEPARTMENT OF TRANSPORTATION

VIRGINIA DEPARTMENT OF

HEALTH

JAMES CITY COUNTY

LANDFALL PHS. 95-010

GENERAL NOTES:

1. PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2

2. MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLCIVS: FRONT: 25 FEET SIDE: 10 FEET REAR: 35 FEET

SPECIAL PROVISIONS FOR CURNER LOTS:

A. THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
B. NO STRUCTURES SHALL BE LOCATED CLOSER THAN TWENTY-FIVE FEET TO THE SIDE STREET.
C. EACH LOT SHALL HAVE A MINIM'M WIDTH AT THE SETBACK LINE OF 100 FEET.

3. TAX MAP NUMBER OF PROPERTY: (47-3)(1-44)

4. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.

man 1900/530-1 1135 LS-SE SOMETION TANK

5. ALL UTILITIES SH'LL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION

6. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.

7. 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.

8. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

9. YHE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVI:D HARMLESS FROM ANY MAINTENANCE OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT POND AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.