



SECOND AMENDED PLAT OF SUBDIVISION LANDFALL AT JAMESTOWN LOTS 21 & 22 PHASE THREE JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

DATE: 1/27/00 SHEET 1 OF 2 SCALE: N/A PROJECT NO: 30803.00 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc. Transportation Land Development Environmental Services 11832 Rock Landing Drive, Suite 203 Newport News, Virginia 23608 (757) 879-3386 • FAX (757) 873-0757

FILE NO. 95-010

OWNER'S CERTIFICATE

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.

McCALE DEVELOPMENT-LANDFALL, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY BY: McCALE DEVELOPMENT CORPORATION, MANAGER

BY: Lewis A. Murrain, III, PRESIDENT 2/04/2000 DATE

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS, I, JOAN W. SMITH, A NOTARY PUBLIC 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 14th DAY OF FEB., 2000. MY COMMISSION EXPIRES 6/30/02

Joan W. Smith NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARTER HILL, INCORPORATED, A VIRGINIA CORPORATION, TO McCALE DEVELOPMENT-LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 27, 1996 AND RECORDED IN THE OFFICE OF THE 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 15 February DAY OF February, 2000. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:33AM

TESTE: Clerk Clerk

PLAT BOOK 76, PAGE 64 & 65

TRUSTEE'S CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. WACHOVIA BANK, N.A. (D.B. 970008898, PG. 170, 6/6/97)

CONSENTED TO: NEW SALEM OF VIRGINIA, INC.

BY: Gerald L. Passaro VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

I, Rebecca Pack-Dawson, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY OF Newport News 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 CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 14th DAY OF February, 2000.

Rebecca Pack-Dawson NOTARY PUBLIC

MY COMMISSION EXPIRES 5/31/00

GENERAL NOTES:

- 1. PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
2. MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS: FRONT: 25 FEET, SIDE: 10 FEET, REAR: 35 FEET
SPECIAL PROVISIONS FOR CORNER 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 MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.

- 3. TAX MAP NUMBER OF LOT 21 IS (46-4)(7-20) AND LOT 22 IS (46-4)(7-21)
4. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
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. THE STREETS SHOWN WERE PREVIOUSLY DEDICATED FOR PUBLIC USE IN P.B. 73, PGS. 80-83
10. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT POND AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
11. THE PURPOSE OF THIS PLAT IS TO CORRECT LOT DIMENSIONS SHOWN INCORRECTLY ON THE ORIGINAL SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

W. PAGE COCKRELL, L.S. DATE 2-1-00



AREA TABLE

AREA OF LOTS 21 & 22 1.61 AC.

CERTIFICATE OF APPROVAL

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

DATE 1/27/00 VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 1/27/00 VIRGINIA DEPARTMENT OF HEALTH

DATE 2/8/00 SUBDIVISION AGENT OF JAMES CITY COUNTY

10:33 AM Recorded 15 day of February 2000 DOCUMENT # 00003013 Clerk