



PLAT OF SUBDIVISION
LANDFALL
AT
JAMESTOWN
PHASE FOUR
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 12/06/99 SHEET 1 OF 3 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) 873-3384 • FAX (757) 873-0157

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. DEED OF TRUST RECORDED IN DB. 99013939, PG. 80, DATED 6/29/99

WACHOVIA BANK, N.A.
BY: Muel Passaro
GERALD L. PASSARO, SVP
NEW SALEM OF VIRGINIA, INC., TRUSTEE
BY: Muel Passaro
GERALD L. PASSARO, VP

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News,
Staffie S. Lyell 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 8th DAY OF December, 1999. MY COMMISSION EXPIRES 10/31/03
Staffie S. Lyell
NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News,
Staffie S. Lyell 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 8th DAY OF December, 1999. MY COMMISSION EXPIRES 10/31/03
Staffie S. Lyell
NOTARY PUBLIC

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 12-7-99
W. PAGE COCKRELL DATE



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: Lewis A. McMurrin, III 12/7/99
LEWIS A. McMURRAN, III DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News,
Joan W. Smith 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 8th DAY OF December, 1999. 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 14 DAY OF April, 2000. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:35 A.M.

TESTE: John W. Woodbridge
CLERK

PLAT BOOK 77, PAGE 24-26

GENERAL NOTES:

1. PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
2. MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:
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 PROPERTY: (47-3)(1-44)
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 23-91C(11) 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 ARE HEREBY DEDICATED FOR PUBLIC USE.
10. THE METES AND BOUNDS SHOWN ON THIS PLAT WERE BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT #317 AND RM 3-AZ
11. IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
12. COMMON AREAS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

AREA TABLE

AREA OF LOTS	19.925 AC.
AREA OF RIGHT OF WAY	2.490 AC.
COMMON AREA	25.8± AC.
TOTAL SUBDIVIDED AREA	47.8± AC.

CERTIFICATE OF APPROVAL

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

12/19/99 John E. Hagan
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

12-8-99 Carol C. Pickett
DATE VIRGINIA DEPARTMENT OF HEALTH

4/13/00 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

11:35 AM 14 day of April 2000
Recorded 000007634
John W. Woodbridge
Clerk
James City County