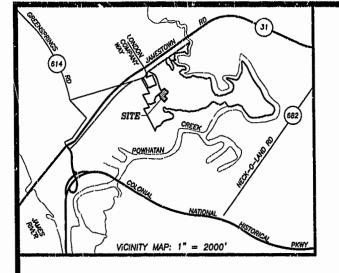
Pook 77 AGE 21



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

and Weater & <u>12/7/</u>99 LEWIS A. MCMURRAN, II

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF ALL PORT VIRGINIA CITY/COUNTY OF ALL PORT 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 IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS EXPIRES ______600/02_____.

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 CTV IN DEED DOOL 900, DAGE 323 CITY IN DEED BOOK BO9, 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 ______ COMPONED THE MAP And ., 2000. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:35AM

Vit() skolr TESTE: CLFRK

PLAT DOOK 77, PAGE 24 - 26

TRUSTEE'S CERTIFICATE THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND 'IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTERS, DEED OF TRUST RECORDED IN' DB. 99013939, PG. 80, DATED 6/29/99 WACHOVIA BANK, N.A. mullanan BY: GERALO L. PASSARO SVP NEW SALEM OF VIRGINIA, INC., TRUSTEE mare Panan BY: GERALD L. PASSARD VP

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF <u>Auvoint Alws</u>, <u>JEANTIL</u> <u>5</u>, <u>u-+tike</u> <u>A NOTARY PUBLIC</u> 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 <u>LAW</u> DAY OF <u>JULY SUF</u>, 1999, MY COMMISSION EXPIRES <u>10 3103</u>

5. Syptimal entte)

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

COMMONNEALLY OF VIRGINIA CITY/COUNTY OF <u>NUMPORI NUMPS</u> I, <u>IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY</u> CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLFDGED THE SAME BEFORE ME IN THE CITY/COUNTY AN ORFSAID GIVEN UNDER MY NAME THIS <u>BYA</u> DAY OF <u>UNITY OF</u> 1999. MY COMMISSION EXPIRES <u>10 31/03</u>.

utu S. Anothero NOTARY PUBLIC

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 A. THE FRONT OF THE LOT SHALL BE THE SHORT 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 23-9(C/II) OF THE JAMES CITY COUNTY CODE.

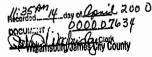
MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

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 SUBDRISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

12. COMMON AREAS TO BE CONVEYED TO THE HOMEOWN'I'RS ASSOCIATION.



	in the second			
P	LAT OF S	SUBDIVIS DFALL		
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		
Variasse Hangen Brustlin, Inc. Trasportation Lind Development Environmental Services 11872 Rock Landles Drivs, Statis 203 Newport News, Virginis 23608 (757) 873-3386 • FAX (757) 873-0737				

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.

12.1.99 W. PAGE COOKRELL DATE



AREA TABLE

AREA OF LOTS	19,525 AC.
AREA OF RIGHT OF WAY	2.490 AC.
COMMON AREA	25,8± AC.
•	

TOTAL SUBDIVIDED AREA 47.81 AC.

CERTIFICATE OF APPROVAL

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

12/9/99 VARGINIA DEPARTMENT OF DATE TRANSPORTATION

Carol C Rickett 12-6-99 DATE VIRGINIA DEPARTMENT OF HEALTH

SUBDIVISION AGENT OF JAMES CITY COUNTY LANDFALL PH4 95-010