

VICINITY SKETCH: 1"=2000'

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	42°10'17"	N 11°10'33" W	19.28	50.00	36.80	35.98
C2	48°11'23"	N 08°10'00" W	11.18	25.00	21.03	20.41
C3	04°56'57"	S 44°04'11" W	29.39	680.00	58.74	58.72

BOUNDARY LINE ADJUSTMENT
 BETWEEN
LOT 9, LANDFALL AT JAMESTOWN, PHASE ONE
 AND
LOT 15, LANDFALL AT JAMESTOWN, PHASE TWO-A
 JAMES CITY COUNTY, VIRGINIA
 SCALE 1"=40' DATE: SEPTEMBER 20, 1999

WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23602
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757)898-2862

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 9, LANDFALL AT JAMESTOWN, PHASE ONE AND LOT 15, LANDFALL AT JAMESTOWN, PHASE TWO-A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

R.A. Staples 2/7/00
 R. A. STAPLES, PRESIDENT DATE

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA
 COUNTY OF
 I, *Jennifer D. Leighty*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 7th DAY OF February, 2000.

Jennifer D. Leighty
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/01/03

Herbert A. Spannuth, Jr. 11/12/99
 HERBERT A. SPANNUTH, JR. DATE

Beverly V. Spannuth 11/12/99
 BEVERLY V. SPANNUTH DATE

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA
 COUNTY OF
 I, *Madonna M. Selley*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 19th DAY OF March, 2000.

Madonna M. Selley
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 31 2003

Robert S. Meeker 11/22/99
 ROBERT S. MEEKER BRANCH MANAGER DATE
 BANK OF AMERICA, N. A.
 (DEED OF TRUST DOCUMENT # 990026705 DATED 12-16-99)

CERTIFICATE OF NOTARIZATION
 COMMONWEALTH OF VIRGINIA
 COUNTY OF
 I, *Madonna M. Selley*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 19th DAY OF March, 2000.

Madonna M. Selley
 NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec 31 2003

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.

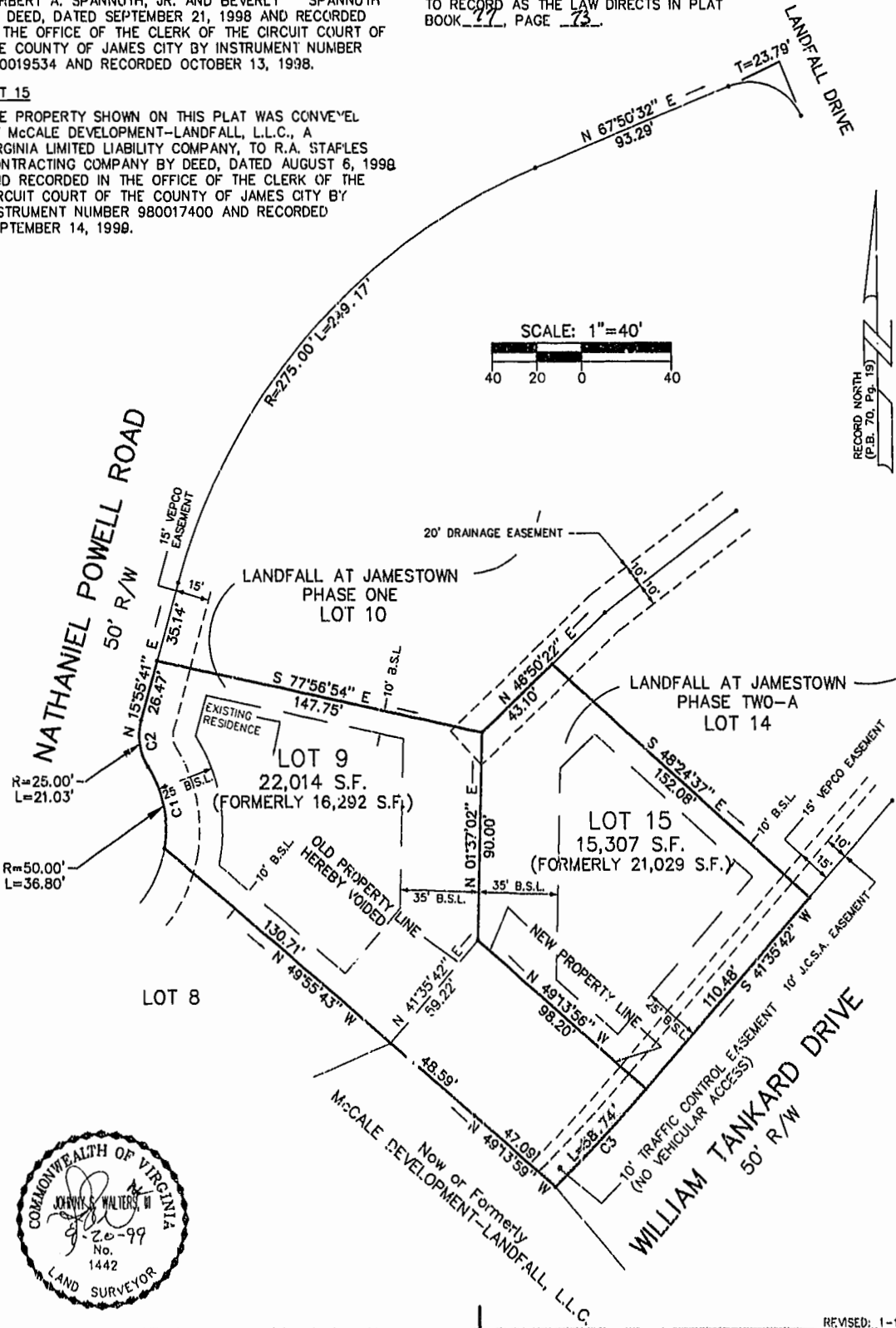
Johnny S. Walters, III 9-20-99
 JOHNNY S. WALTERS, III C.L.S. DATE

CERTIFICATE OF SOURCE OF TITLE

LOT 9
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R. A. STAPLES CONTRACTING COMPANY, INC. TO HERBERT A. SPANNUTH, JR. AND BEVERLY SPANNUTH BY DEED, DATED SEPTEMBER 21, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY BY INSTRUMENT NUMBER 980019534 AND RECORDED OCTOBER 13, 1998.

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13th DAY OF June, 2000
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 77, PAGE 73.

LOT 15
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY McCALE DEVELOPMENT-LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TO R.A. STAPLES CONTRACTING COMPANY BY DEED, DATED AUGUST 6, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY BY INSTRUMENT NUMBER 980017400 AND RECORDED SEPTEMBER 14, 1998.



- NOTES:**
- THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 5102010037 B INDEX DATED 2-6-91
 - THE PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THIS AREA SHALL CONFORM TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS AND THE JAMES CITY COUNTY ZONING ORDINANCE.
 - TAX MAP NUMBER OF PROPERTY
 LOT 9: (46-4)(7-9)
 LOT 15: (46-4)(7-15)
 - THE LAND HEREBY CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANECUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL.
 - PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
 - MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS
 FRONT: 25 FEET
 SIDE: 10 FEET
 REAR: 35 FEET
 - EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

AREA TABLE

LOT 9	22,014 S.F.
LOT 15	15,307 S.F.
TOTAL SUBDIVISION AREA	37,321 S.F. OR 0.857 ACRES

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

DATE: _____ VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE: _____ VIRGINIA DEPARTMENT OF HEALTH
 DATE: 3/16/00 _____ SUBDIVISION AGENT OF JAMES CITY COUNTY

Williamsburg, James City County
 Recorded 1 day of June, 2000
 DOCUMENT # 000152 157
Johnny S. Walters, III



PLAT RECORDED IN
 P.B. NO. 77, PAGE 73