

VICINITY MAP SCALE: 1"=2000'

OWNER'S CERTIFICATE

THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S), WESSEX HUNDRED DEVELOPMENT, INC.

By: Robert Emmett III, Pres. 11/6/00
ROBERT EMMETT III DATE

CERTIFICATE OF NOTARIZATION

CITY OF
STATE OF
I, Brianne H. McClann, NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 6 DAY OF Nov. 2000
NOTARY PUBLIC Brianne H. McClann
MY COMMISSION EXPIRES: Oct 21, 2004

NOTES:

- 1. ALL UTILITY EASEMENTS AND UTILITIES WITHIN THOSE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY UNLESS OTHERWISE NOTED.
2. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY DEDICATED TO WESSEX HUNDRED DEVELOPMENT, INC.
3. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF RECORD.
4. THE PROPERTY DEPICTED ON THIS PLAT IS OVER 1 MILE FROM THE NEAREST JAMES CITY COUNTY MONUMENTATION, AND IS NOT TIED TO COUNTY DATUM.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
6. PROPERTY IS ZONED R-1.
7. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
8. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
9. PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL 01-11 TAX MAP 48-4.
10. WETLANDS AND/OR LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE PERMITTED BY SECTION 23-9C (1) OF THE JAMES CITY COUNTY CODE.
11. CUL-DE-SAC LENGTH (OLD ZONING ORDINANCE SEC. 17-36), CURRENT ZONING ORDINANCE SEC. 19-18) WALKER GRANTED AS PART OF JCC, CASE # S-52-88.

- LEGEND
-Triangles- TIE LINE POINT
-Squares- MONUMENTS TO BE SET
-Circles- IRON PIPES TO BE SET
-Squares with dot- MONUMENTS FOUND
-Circles with dot- (IPF) IRON PIPES FOUND
RPA DENOTES RESOURCE PROTECTION AREA
RMA DENOTES RESOURCE MANAGEMENT AREA

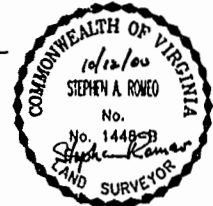
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANN F. MURRAY, HIS WIFE, TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEED DATED APRIL 29, 1988, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 389 PAGE 365.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Stephen Romeo 10-13-00
STEPHEN A. ROMEO DATE



CERTIFICATE OF APPROVAL

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

12/4/00 John C. Kavanagh VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE
11/13/00 Virginia Department of Health
DATE
12/22/00 Subdivision Agent of James City County
DATE

STATE OF VIRGINIA
COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 27 DAY OF Dec. 2000. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:36 PM

TESTE: Cathy Woodbridge, CLERK
PLAT BOOK 74 PAGE 71-73

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE JAMES CITY COUNTY DIRECTOR OF CODE COMPLIANCE FOR MORE INFORMATION.

AREA SUMMARY
TOTAL AREA OF PHASE 3 VINEYARDS 23.3359 ACRES
TOTAL AREA IN LOTS 22.1454 ACRES
TOTAL AREA IN R/W 1.1525 ACRES

TOTAL NUMBER OF PROPOSED BUILDING LOTS FOR PHASE 3 = 9
RPA DENOTES RESOURCE PROTECTION AREA
RMA DENOTES RESOURCE MANAGEMENT AREA

MINIMUM SETBACK REQUIREMENTS:
FRONT YARD 40'
SIDE YARD 15'
REAR YARD 35'

PLAT OF
THE VINEYARDS AT JOCKEY'S NECK
PHASE 3
STANDING IN THE NAME OF
WESSEX HUNDRED DEVELOPMENT, INC.
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 10/5/00

SHEET 1 OF 3

Williamsburg/James City County
8:36 PM
Recorded 27 day of Dec 2000
DOCUMENT # 000223380
Cathy Woodbridge Clerk

LANDMARK DESIGN GROUP
Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
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PLAT PREPARED BY:
P.B. NO. 74-73