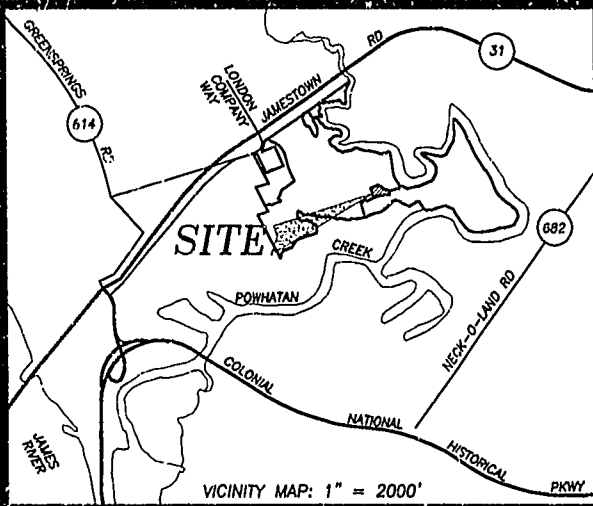


BOUNDARY LINE ADJUSTMENT  
PLAT OF SUBDIVISION  
**LANDFALL  
AT JAMESTOWN**  
LOT 36 PHASE FOUR  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 03/22/01 SHEET 1 OF 2 SCALE: N/A

PROJECT NO: 30803.00 DRAWN BY: DWP

**VHIB** Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23606  
(757) 873-3386 • FAX (757) 873-0757



**HOMEOWNERS ASSOCIATION 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.

LANDFALL AT JAMESTOWN COMMUNITY ASSN. INC.

BY: LEWIS A. McMURRAN, III 3/27/2001  
LEWIS A. McMURRAN, III, PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF NEWPORT NEWS, I, 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 27th DAY OF MARCH, 2001. MY COMMISSION EXPIRES 6/30/02.

Joan W. Smith  
NOTARY PUBLIC

**OWNER'S CERTIFICATE**

THE BOUNDARY LINE ADJUSTMENT 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. McMURRAN, III 3/27/2001  
LEWIS A. McMURRAN, III DATE

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF NEWPORT NEWS, I, 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 27th DAY OF MARCH, 2001. MY COMMISSION EXPIRES 6/30/02.

Joan W. Smith  
NOTARY PUBLIC

**AREA TABLE**

ORIGINAL ACREAGE OF LOT 36	0.831 AC.
ACREAGE ADDED FROM CONSERVATION AREA	0.227 AC.
NEW TOTAL ACREAGE OF LOT 36	1.058 AC.
ORIGINAL ACREAGE OF CONSERVATION AREA "A"	3.0± AC.
ACREAGE ADDED TO LOT 36	0.227 AC.
NEW TOTAL ACREAGE OF CONSERVATION AREA "A"	2.8± AC.

**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 15th DAY OF May, 2001. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 2:06 PM

TESTE: Betsy D. Woolridge  
CLERK

PLAT BOOK 81, PAGE 60-61

**GENERAL NOTES:**

- PROPERTY IS ZONED: GENERAL RESIDENTIAL R-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.
- TAX MAP NUMBER OF PROPERTY: (47-3)(1-44)
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- 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)(1) 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.
- THE STREETS WERE DEDICATED FOR PUBLIC USE BY PLAT RECORDED IN P.B. 77, PG. 24-26.
- THE METES AND BOUNDS SHOWN ON THIS PLAT WERE BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT #317 AND RM 3-AZ
- CONSERVATION EASEMENTS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOT 36 & CONSERVATION EASEMENT A AND TO DEDICATE THE EXCLUSIVE UTILITY EASEMENT TO JAMES CITY SERVICE AUTHORITY.

**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: GERALD L. PASSARO  
GERALD L. PASSARO, SENIOR VICE PRESIDENT

NEW SALEM OF VIRGINIA, INC., TRUSTEE

BY: GERALD L. PASSARO  
GERALD L. PASSARO, VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF NEWPORT NEWS, I, REBECCA PARK-DAWSON, 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 27th DAY OF MARCH, 2001. MY COMMISSION EXPIRES 3/31/04.

Rebecca Park-Dawson  
NOTARY PUBLIC

**CERTIFICATE OF NOTARIZATION  
COMMONWEALTH OF VIRGINIA**

CITY/COUNTY OF NEWPORT NEWS, I, REBECCA PARK-DAWSON, 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 27th DAY OF MARCH, 2001. MY COMMISSION EXPIRES 3/31/04.

Rebecca Park-Dawson  
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 COCKPELL 3/20/01  
W. PAGE COCKPELL DATE



PLAT RECORDED IN  
P.B. NO. 81 PAGE 60-61

Williamsburg/James City County  
2:06 p.m.  
Recorded 15th day of May, 2001  
DOCUMENT # 010003645  
Betsy D. Woolridge Clerk  
BETSY D. WOOLRIDGE, CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL**

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

DATE \_\_\_\_\_ N/A  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE \_\_\_\_\_ N/A  
VIRGINIA DEPARTMENT OF HEALTH

DATE 4/10/01  
SUBDIVISION AGENT OF JAMES CITY COUNTY