

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J.R. CHISMAN DEVELOPMENT COMPANY TO HAMPTON ROADS DEVELOPMENT, L.L.C. BY DEED DATED MARCH 8, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES AS DOCUMENT NO. 000005190.

**OWNER'S CONSENT AND DEDICATION**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

HAMPTON ROADS DEVELOPMENT, L.L.C.  
By: George E. Fisreila, Jr., its Manager  
DATE: 1-11-02  
George E. Fisreila, Jr.  
PRINTED NAME

**NOTARY**

STATE OF VIRGINIA, CITY COUNTY OF Newport News, TO-WIT:

JoAnn B. Armstrong A NOTARY PUBLIC IN AND FOR THE CITY COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 11<sup>th</sup> DAY OF January, 2002.

MY COMMISSION EXPIRES March 31, 2002.

JoAnn B. Armstrong  
NOTARY PUBLIC

**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.

G.T. Wilson, Jr. 9/14/01  
G.T. WILSON, JR., C.L.S. #1183 DATE

**CERTIFICATE OF APPROVAL**

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

Paul L. Durr 2/7/02  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

N/A  
VIRGINIA DEPARTMENT OF HEALTH DATE

William B. ... 5/17/02  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

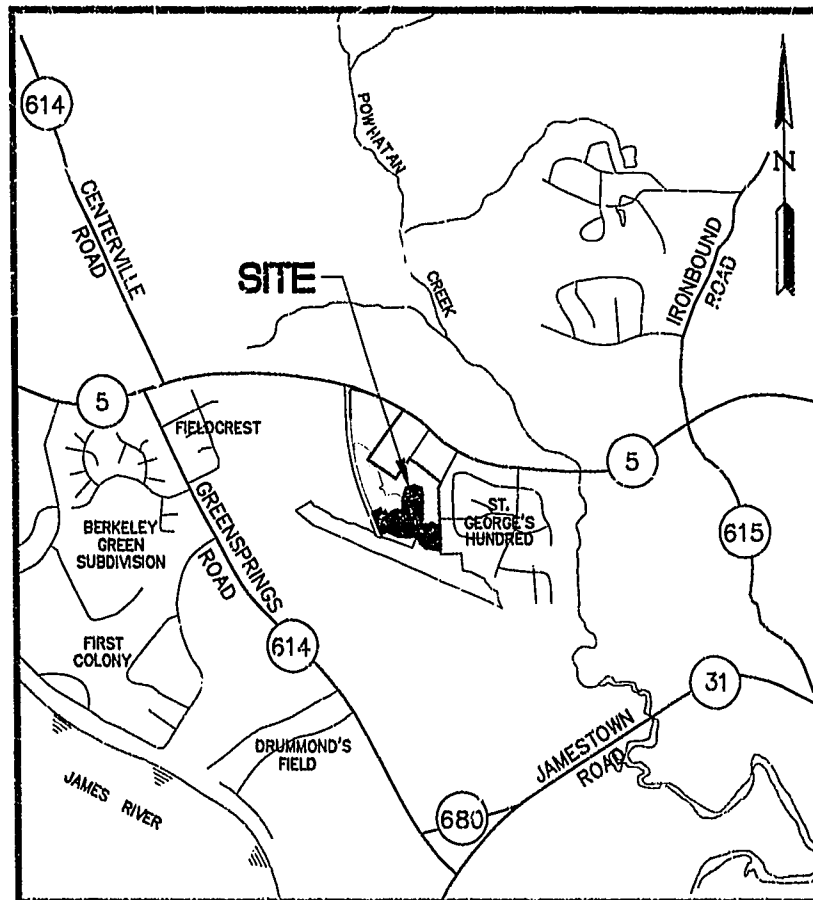
# 020012703

**GENERAL NOTES**

- PROPERTY IS CURRENTLY ZONED "R-2"-RESIDENTIAL WITH PROFFERS.  
S.B.L.  
FRONT 25 FT.  
REAR 35'  
SIDE 5'  
UNLESS OTHERWISE NOTED
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY IS PART OF JAMES CITY COUNTY TAX PARCEL (45-1)(1-2C)
- ALL STREETS PLATTED HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
- THIS PROPERTY IS A RESIDENTIAL CLUSTER APPROVED AS MP-4-95, ST. THOMAS' HUNDRED.

**AREA TABULATION**

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	429,549	9.861
TOTAL AREA OF R/W	98,419	2.214
TOTAL AREA OF OPEN SPACE	102,814	2.360
TOTAL AREA SUBDIVIDED	628,782	14.435
TOTAL NUMBER OF LOTS	40	
AVERAGE LOT SIZE	10739 S.F.	0.246 AC.
GROSS LOTS PER ACRE	2.77 LOTS/ACRE	



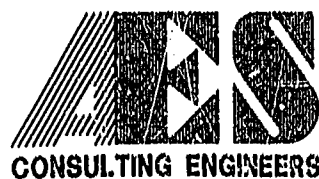
LOCATION MAP

SCALE: 1"=2000'

**NOTE:**

- IN ACCORDANCE WITH THE PROFFERS, THE APPLICANT SHALL BE RESPONSIBLE FOR CONTRIBUTING TO THE COUNTY AN AMOUNT OF MONEY EQUAL TO THE SUM OF 1% OF THE VERIFIED INITIAL SALES PRICE FOR EACH DWELLING UNIT LOT DEVELOPED.
- IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ANY DISCOVERED WELLS THAT ARE NOT TO BE KEPT IN SERVICE MUST BE PROPERLY ABANDONED PER VIRGINIA PRIVATE WELL REGULATIONS.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
31 May 2002  
at 12:37 MWPM. PB. 86 PG. 36-38  
DOCUMENT # 020012703  
BETSY B. WOOLRIDGE, CLERK  
Betsy Woolridge, Clerk



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

PLAT OF SUBDIVISION  
LOTS 52-91  
JAMESTOWN HUNDRED  
OWNED BY  
HAMPTON ROADS DEVELOPMENT, L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



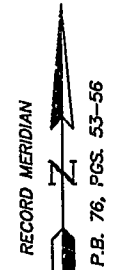
No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/18/01	REVISED SETBACK LINES FOR LOTS 61 AND 64 PER OWNER AND COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
NOTED	9/14/01
Project No.	
6201-8	
Drawing No.	
1 OF 3	

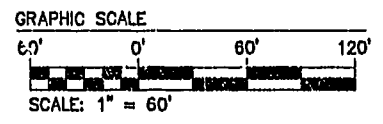
#1020012703

N/F HAMPTON ROADS DEVELOPMENT, LLC DOC. #000005190 T.M. (46-1) 1-2C

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 31 May 2002 at 12:37 AM PM, P.B. 76, PG. 36-38 DOCUMENT # 02 0012703 BETSY B. WOOLRIDGE, CLERK



NOTE: JAMES CITY COUNTY COORDINATES REFERENCED ON THIS SHEET ARE FOR GIS PURPOSES ONLY. ALL PROPERTY LINE INFORMATION SHOWN ON THIS PLAT IS BASED ON RECORD MERIDIAN.

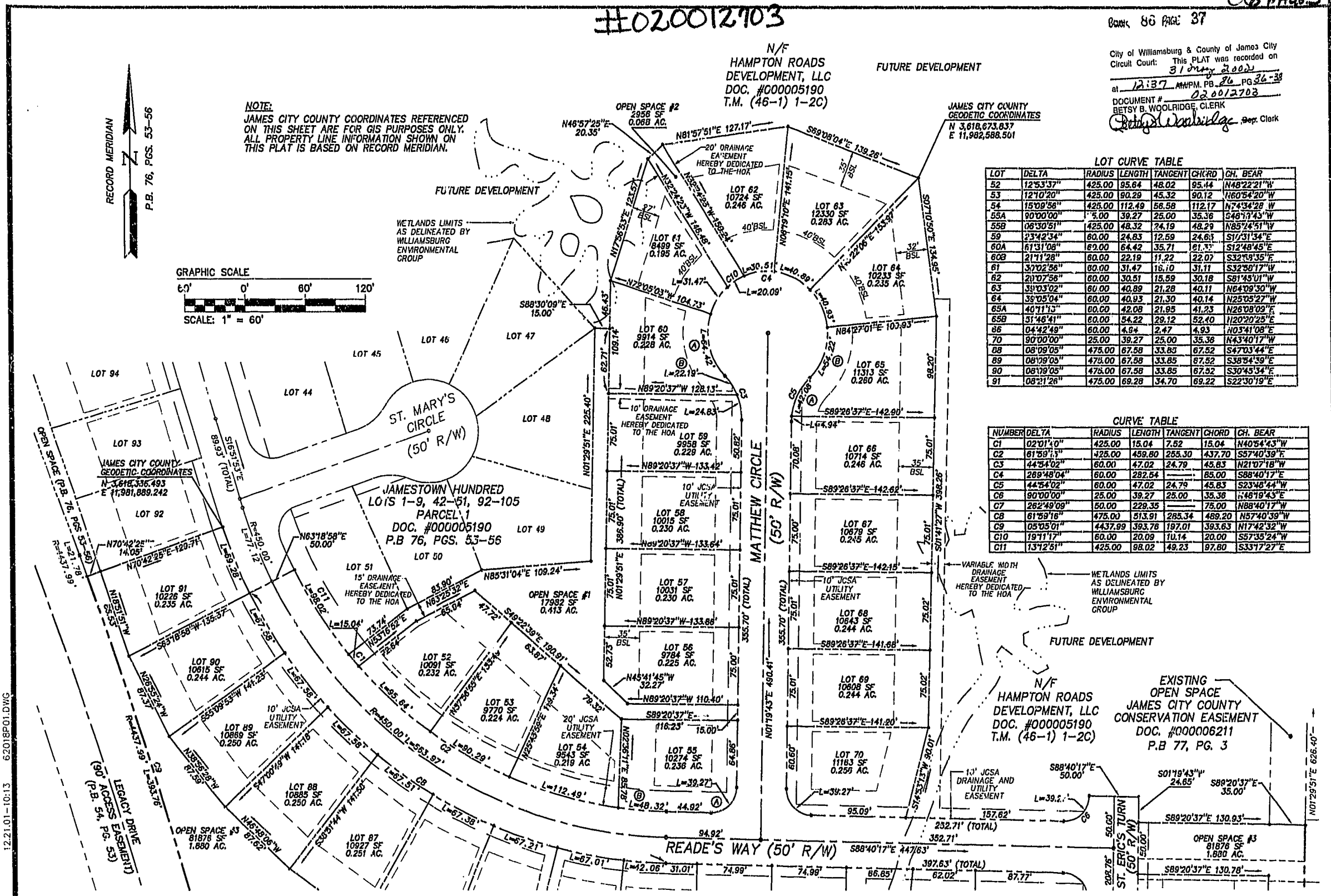


LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
52	125°33'37"	425.00	95.64	48.02	95.44	N48°22'21"W
53	121°0'20"	425.00	80.29	45.32	90.12	N60°54'20"W
54	150°09'56"	425.00	112.49	56.58	112.17	N74°34'28"W
55A	90°00'00"	5.00	39.27	25.00	35.36	S49°17'43"W
55B	36°30'51"	425.00	48.32	24.19	48.29	N85°24'51"W
59	23°42'34"	60.00	24.83	12.59	24.61	S17°31'34"E
60A	61°31'08"	60.00	64.42	35.71	61.31	S12°48'45"E
60B	21°11'28"	60.00	22.19	11.22	22.07	S32°58'35"E
61	32°02'56"	60.00	31.47	16.10	31.11	S32°58'17"W
62	21°07'56"	60.00	30.51	15.59	30.18	S61°45'01"W
63	33°03'02"	60.00	40.89	21.28	40.11	N64°09'30"W
64	38°05'04"	60.00	40.93	21.30	40.14	N25°05'27"W
65A	40°11'15"	60.00	42.08	21.95	41.23	N26°08'09"E
65B	31°46'41"	60.00	54.22	29.12	52.40	N20°20'25"E
66	04°42'49"	60.00	4.64	2.47	4.93	N03°41'08"E
70	90°00'00"	25.00	39.27	25.00	35.36	N43°40'17"W
88	08°09'05"	475.00	67.58	33.83	67.52	S47°03'44"E
89	08°09'05"	475.00	67.58	33.85	67.52	S38°54'39"E
90	08°09'05"	475.00	67.58	33.85	67.52	S30°45'34"E
91	08°11'26"	475.00	69.28	34.70	69.22	S22°30'19"E

CURVE TABLE

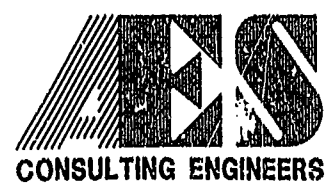
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	02°01'40"	425.00	15.04	7.52	15.04	N40°54'43"W
C2	61°59'11"	425.00	459.60	265.30	437.70	S57°40'39"E
C3	44°54'02"	60.00	47.02	24.79	45.83	N21°07'18"W
C4	289°48'04"	60.00	282.54	168.00	85.00	S88°40'17"E
C5	44°54'02"	60.00	47.02	24.79	45.83	S23°48'44"W
C6	90°00'00"	25.00	39.27	25.00	35.36	N48°19'43"E
C7	282°49'09"	50.00	229.35	138.00	75.00	N88°40'17"W
C8	61°59'16"	475.00	513.91	285.34	489.20	N57°40'39"W
C9	05°05'01"	4437.99	393.78	197.01	393.63	N17°42'32"W
C10	19°11'17"	60.00	20.09	10.14	20.00	S57°35'24"W
C11	13°12'51"	425.00	98.02	49.23	97.80	S33°17'27"E



SEE SHEET 3

THIS SHEET ADDRESSES LOTS 52-70 AND 88-91

SEE SHEET 3



2548 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994

PLAT OF SUBDIVISION  
 LOTS 52-91  
 JAMESTOWN HUNDRED  
 OWNED BY  
 HAMPTON ROADS DEVELOPMENT, L.L.C.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



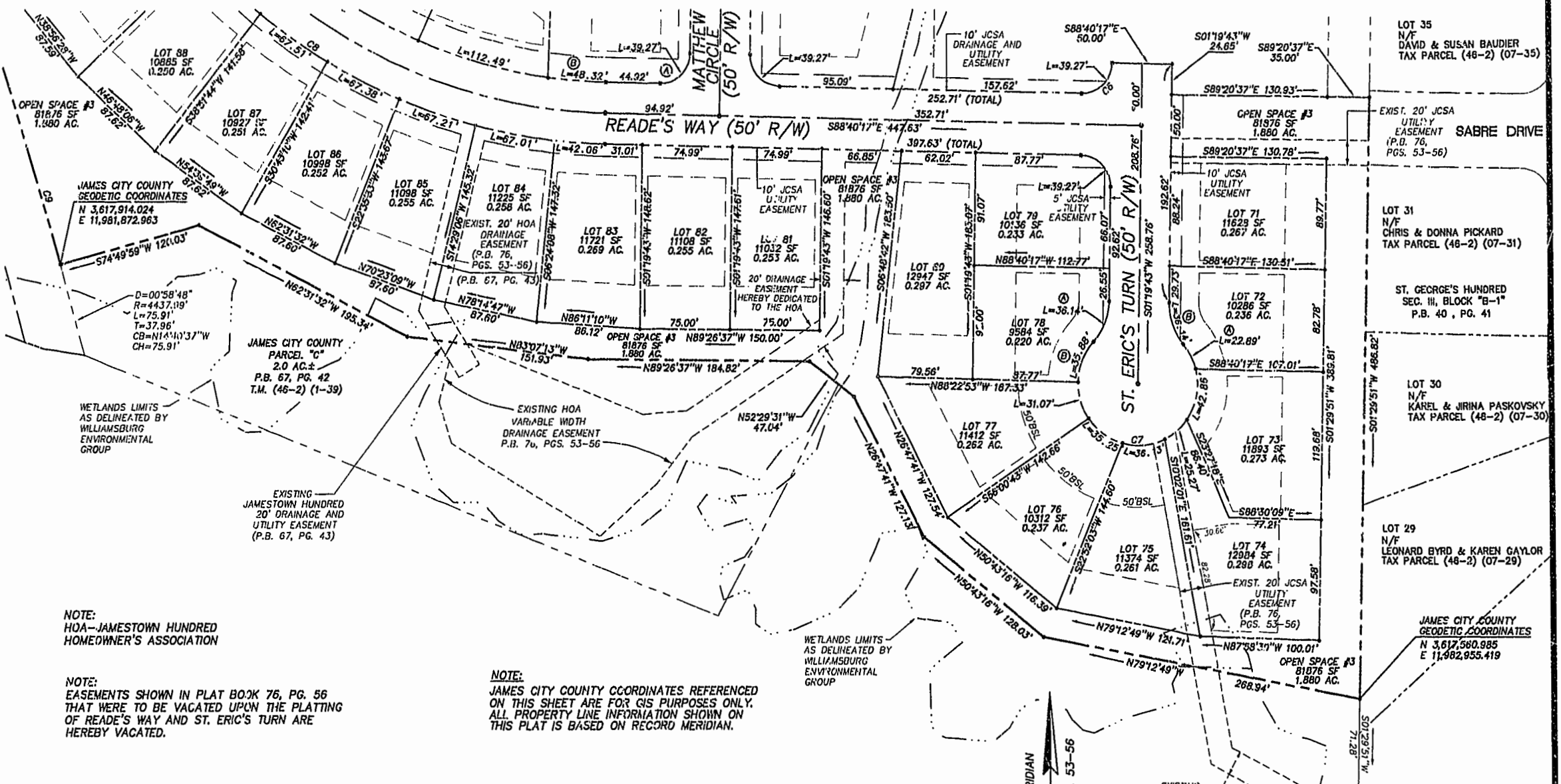
No.	DATE	REVISION / COMMENT / NOTE	BY
1	12/18/01	REVISED SETBACK LINES FOR LOTS 61 AND 64 PER OWNER AND COUNTY COMMENTS	JFS

Designed	Drawn
AES	JFS
Scale	Date
1"=60'	9/14/01
Project No.	
6201-8	
Drawing No.	
2 OF 3	

#020012703

SEE SHEET 2

SEE SHEET 2 Book 86 Page 38



NOTE:  
HOA-JAMESTOWN HUNDRED HOMEOWNER'S ASSOCIATION

NOTE:  
EASEMENTS SHOWN IN PLAT BOOK 76, PG. 56 THAT WERE TO BE VACATED UPON THE PLATTING OF READE'S WAY AND ST. ERIC'S TURN ARE HEREBY VACATED.

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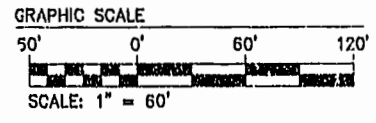
LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
72A	26°13'42"	50.00	22.89	11.63	22.69	N26°58'01"W
72B	41°24'35"	50.00	36.14	18.90	35.30	N19°22'35"W
73	49°06'49"	50.00	42.86	22.85	41.56	N10°42'15"E
74	28°57'16"	50.00	25.27	12.91	25.00	N49°44'18"E
75	41°24'18"	50.00	36.13	18.90	35.35	N8°55'04"E
76	40°23'30"	50.00	35.25	18.39	34.62	S54°11'02"E
77	35°36'25"	50.00	31.07	16.06	30.58	S16°11'05"E
78A	4°24'35"	50.00	36.14	18.90	35.36	S22°02'00"W
78B	41°12'10"	50.00	35.88	18.75	35.12	S22°10'42"W
79	90°00'00"	25.00	39.27	28.00	35.36	S43°40'17"E
83	65°04'25"	475.00	42.06	21.04	42.05	S86°08'04"E
84	08°04'58"	475.00	67.01	33.56	66.95	S79°33'23"E
85	08°06'27"	475.00	67.21	33.66	67.16	S71°27'40"E
86	08°27'37"	475.00	67.38	33.74	67.32	S63°20'38"E
87	08°08'34"	475.00	67.61	33.81	67.45	S55°12'33"E

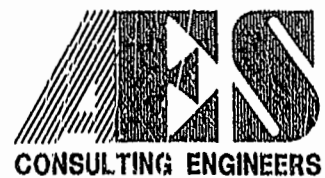
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C7	262°49'09"	50.00	229.35	75.00	75.00	N88°40'17"W
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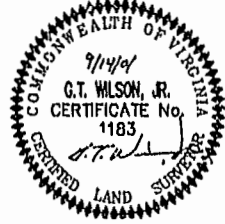


THIS SHEET ADDRESSES LOTS 71-87



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PLAT OF SUBDIVISION  
LOTS 52-91  
JAMESTOWN HUNDRED  
OWNED BY  
HAMPTON ROADS DEVELOPMENT, L.L.C.  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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AES	JFS
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Project No.	6201-8
Drawing No.	3 OF 3