PLAT OF SUBDIVISION LANDFALL ATJAMESTOWN

PHASE FIVE JAMESTOWN DISTRICT JAMES CITY COUNTY . VIRCINIA

DATE: 12/07/01 SHEET 1 OF 6 PROJECT NO: 3CB03.00

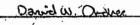
DRAWN BY: DWP

SCALE: N/A

Vanasse Hemgen Brustlin, Inc. Trasporation Lasd Development Environmenta 11822 Rock Landin, Drive, Suite 203 idempont News, Virgin's 2506 (157) 873-3386 • PAX (157) 873-0757

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 JAMES CITY COUNTY, VIRGINIA.





AREA TABLE

AREA OF LOTS	15.548 AC.
AREA OF RIGHT OF WAY	1.667 AC.
RESERVE AREA	1.767 AC.
CONSERVATION AREA "F"	5.9± AC.
CONSERVATION AREA "G"	0.1± AC.
CONSERVATION AREA "H"	2.506 AC.
CONSERVATION AREA "I"	0.101 AC.
CONSERVATION AREA "J"	0.027 AC.
TOTAL SUBDIVIDED AREA	27.6± AC.

CERTIFICATE OF APPROVAL

THIS SUBDINGSION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING * 3DIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

VIRGINIA DEPARTMENT OF TRANSPORTATION

01-25-06

Carol CRichett VIRCINIA DEPARTMENT OF

SUBDIVISION AGENT OF JAMES CITY COUNTY

SITE (31 TRUSTEE'S CONSENT 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 AS INSTRUMENT NUMBER 010022669, DATED NOVEMBER 9, 2001. RESOURCE BANK POWHATAN

OWNER'S CONSENT

THE SU. MISION 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.

VICINITY MAP: 1" = 2000'

McCALE DEVELOPMENT-LANDFALL, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY

BY: KULIN SILLUTAUN TO 10/18/200/

CERTIFICATE OF NOTARIZATION

CERTIFICATE
COMMONWEALTH OF VIRGINIA

CITY/OCUNTY OF LIVE COMMON A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORSAID, 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
DAY OF LIVE COMMISSION

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 UF 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 2000 THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

PLAT BOOK 97 AGE 42-47

City of Williamsburg & County of James City This PLAT was recorded on 26 aug 2002 Circuit Court: 10:22 AMPM. PB 87 PG42-47 DOCUMENT # 020019595 State B. WOOLHIDGE CLERK

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 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. IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE: PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE FROPERTY OWNER, ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

7. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.

B. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) THE JAMES CITY COUNTY CODE.

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

IO. THE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

II. THE METES AND BOUNDS SHOWN ON THIS PLAT WERE BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT #317 AND RM 3-AZ

12. CONSERVATION AREAS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

13. NATURAL. OPEN SPACE EASEMENTS ARE HEREBY CONVEYED TO JAMES CITY COUNTY.

CERTIFICATE OF NOTARIZATION

NOTARY PUBLIC

CITY/GOUNTY OF 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 AFCRESAID GIVEN UNDER MY NAME THIS DAY OF OCCUMENT, MY COMMISSION EXPIRES

COMMONWEALTH OF VIRGINIA

LANDFALL PHS 95-010