



PLAT OF SUBDIVISION
LANDFALL
 AT
JAMESTOWN
 PHASE FIVE
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA

DATE: 12/07/01 SHEET 1 OF 6 SCALE: N/A

PROJECT NO: 30803.00 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
 Transportation Land Development Environmental Services
 11832 Rock Landing Drive, Suite 203
 Newport News, Virginia 23606
 (757) 873-3386 • FAX (757) 873-0157

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

BY: Henry J. Singleton
SVP

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, I, David W. Andrea 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 12th DAY OF December, 2001. MY COMMISSION EXPIRES July 31, 2003.

David W. Andrea
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 JAMES CITY COUNTY, VIRGINIA.

David W. Andrea 6/17/02
DATE



OWNER'S CONSENT

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.

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

BY: Lewis A. McMurrain, III 12/12/2001
LEWIS A. McMURRAIN, III DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, I, John M. 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 12th DAY OF December, 2001. MY COMMISSION EXPIRES 6/30/02.

John M. Smith
NOTARY PUBLIC

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 26 DAY OF Aug, 2002, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Steph D. Woodruffe
CLERK

PLAT BOOK 97 PAGE 42-47

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 26 Aug 2002 at 10:22 AM P.M. P.B. 87 PG 42-47 DOCUMENT # 020019595 Betsy B. Woodruffe CLERK Steph D. Woodruffe Clerk

GENERAL NOTES:

- PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2 WITH PROFFERS.
- 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.
- 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 PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

- 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 19B-9C(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 ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE METES AND BOUNDS SHOWN ON THIS PLAT WERE BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT #317 AND RM 3-A2
- CONSERVATION AREAS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- NATURAL OPEN SPACE EASEMENTS ARE HEREBY CONVEYED TO JAMES CITY COUNTY.

AREA TABLE

AREA OF LOTS	15.348 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 SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

2/4/02 Paul L. Dan
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

01-25-02 Carol C. Probert
DATE VIRGINIA DEPARTMENT OF HEALTH

8/4/02 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY