

87 PAGE 96

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06.21.01-11:06

AWT

STATEMENT OF OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS WESTMORELAND, SECTION 3... IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES,

Robert S. Hornsby 7/05/02
FOR CHARTER, L.L.C. DATE
A VIRGINIA LIMITED LIABILITY CORPORATION

ROBERT S. HORNSBY / AUTHORIZED MEMBER
PRINTED NAME / TITLE

NOTARY

STATE OF VIRGINIA, COUNTY OF James City, TO-WIT:

MARY R. SELDEN, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 5th DAY OF August, 2002.

MY COMMISSION EXPIRES July 31st, 2006.

Mary R. Selden
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

[Signature] 12/3/02
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

[Signature] 7/12/01
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

ENGINEERING OR SURVEYING CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

[Signature] 6/21/01
G.T. WILSON, C.L.S. DATE

CLERK'S CERTIFICATE
STATE OF VIRGINIA, COUNTY OF JAMES CITY

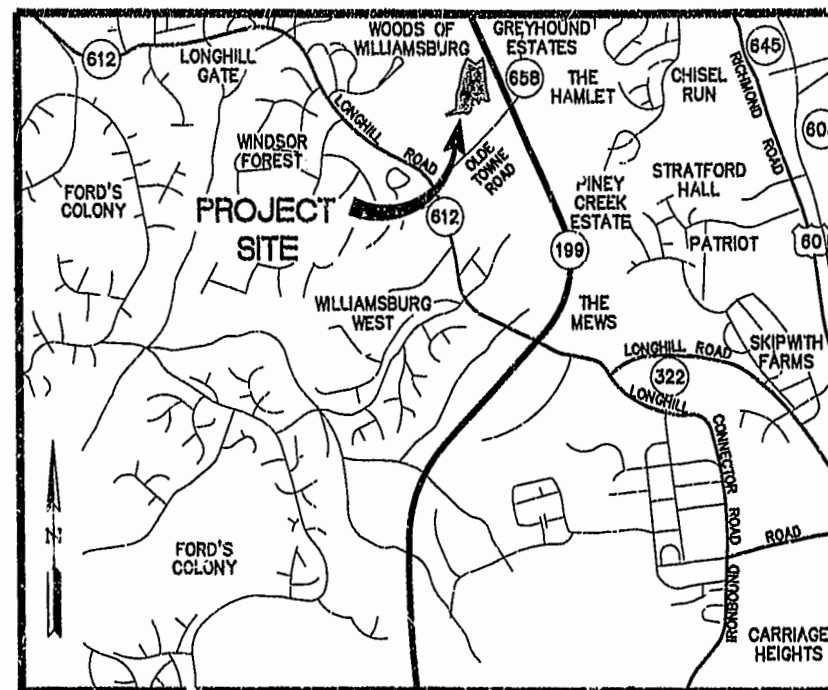
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3 DAY OF Oct, 2002 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Betsy B. Woolridge, CLERK OF CIRCUIT COURT

PLAT BOOK: 87, PAGE: 96-97

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM ROBERT SAUNIER HORNSBY, LOIS S. HORNSBY, AND ANN S. HORNSBY, TO CHARTER, L.L.C., A VIRGINIA LIMITED LIABILITY CORPORATION, BY DEED DATED APRIL 15, 2000, AND DULY RECORDED ON MAY 26, 2000 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS DOCUMENT #000010093.



VICINITY MAP (SCALE 1\"/>

ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL STREETS ARE OF THE WIDTH AND EXTENT SHOWN, AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.

NOTES:

- 1. PROPERTY IS SHOWN IS ALL OF TAX PARCELS (32-4)(1-1).
2. PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2.
3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. MINIMUM BUILDING SETBACKS:
FRONT: 25' - UNLESS OTHERWISE SHOWN
SIDES: 10'
REAR: 35'
5. OPEN SPACE AREAS 1, 2, 3 & 5 ARE DESIGNATED AS NATURAL OPEN SPACE EASEMENTS. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
6. WETLANDS AND LAND WITHIN 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.

AREA TABULATION

Table with 3 columns: Description, Area in S.F., Area in Ac.
TOTAL AREA OF RESIDENTIAL LOTS: 523,166 S.F., 12.010 Ac.
TOTAL AREA OF RIGHT-OF-WAY: 111,117 S.F., 2.551 Ac.
TOTAL AREA OF CONSERVATION EASEMENT/OPEN SPACE: 257,213 S.F., 5.905 Ac.
TOTAL AREA OF SECTION 3: 891,496 S.F., 20.466 Ac.
NUMBER OF LOTS: 35
AVERAGE LOT SIZE: 14,948 S.F., 0.343 Ac.
LARGEST LOT (LOT#11): 26,977 S.F., 0.619 Ac.
SMALLEST LOT (#8): 10,925 S.F., 0.251 Ac.
LOT PER GROSS ACRE: 1.71 Ac.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
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SUBDIVISION PLAT OF WESTMORELAND SECTION 3 OWNER / DEVELOPER: CHARTER L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed VMB, Drawn AWT, Scale, Date, Project No., Drawing No.

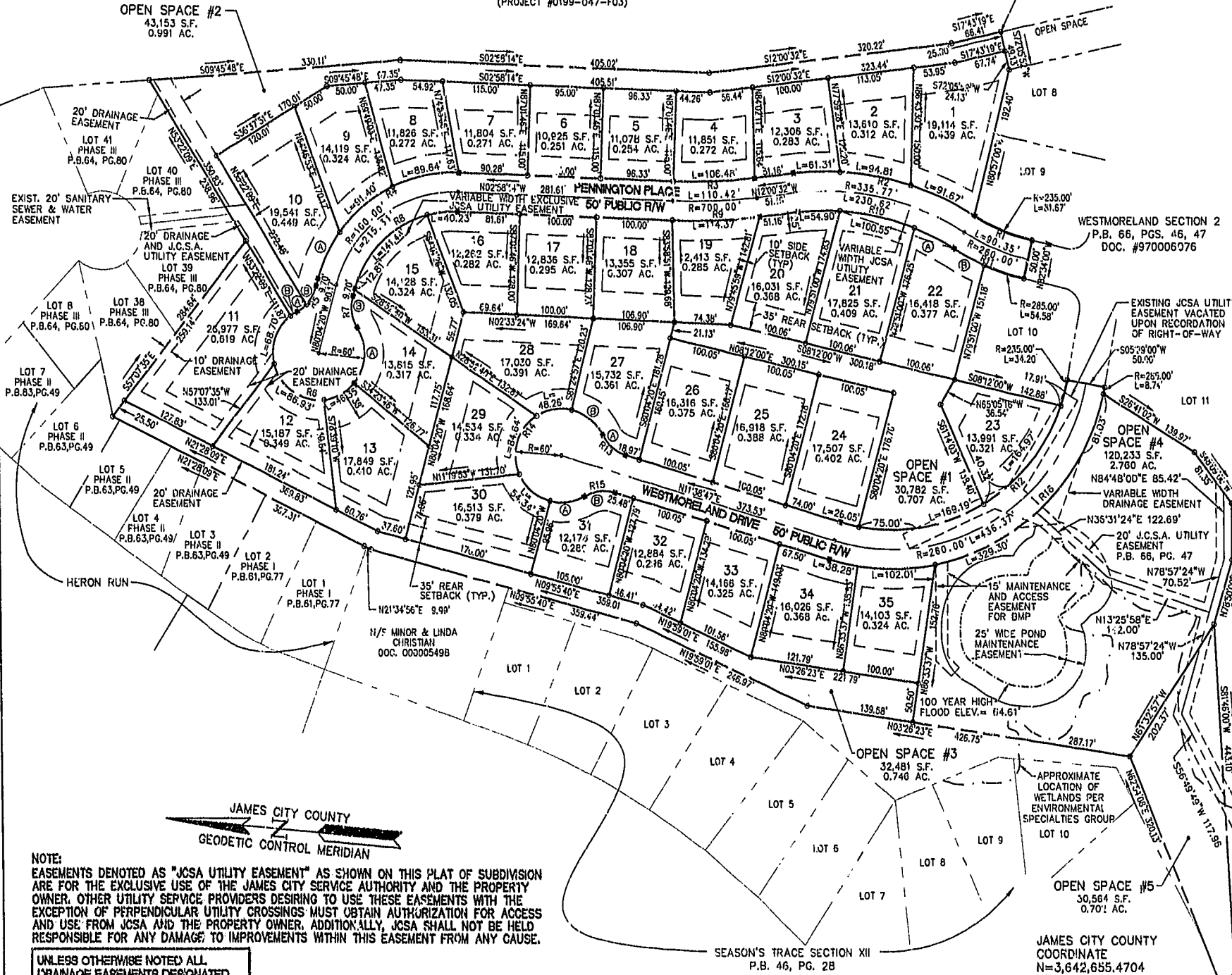
87 PAGE 97

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AWT

STATE ROUTE #199 (VARIABLE WIDTH R/W)
(PROJECT #0199-047-F03)

JAMES CITY COUNTY
COORDINATE
N=3,643,046.3946
E=11,991,903.0575



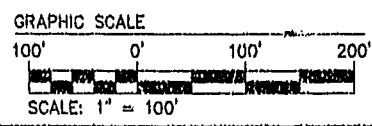
CURVE #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
R1	19°54'40"	235.00	81.67	41.25	81.26	S17°23'20"W
R2	39°21'12"	360.77	247.79	129.01	242.95	S07°40'04"W
R3	9°02'18"	675.00	106.48	53.35	106.37	S07°29'23"E
R4	77°06'06"	185.00	248.95	147.42	230.59	S41°31'17"E
R5	47°00'51"	50.00	41.02	21.75	39.89	S56°33'55"E
R6	27°01'42"	60.00	286.96	-	81.82	N09°55'40"E
R7	47°00'51"	50.00	41.02	21.75	39.89	S76°25'15"W
R8	77°06'06"	135.00	181.67	107.58	168.27	S41°31'17"E
R9	9°02'18"	725.00	114.37	57.30	114.25	S07°29'23"E
R10	39°21'12"	310.77	213.44	111.13	209.28	S07°40'04"W
R11	19°54'40"	285.00	99.04	50.03	98.54	S17°23'20"W
R12	96°09'47"	235.00	394.41	261.74	349.73	N36°26'06"W
R13	47°00'51"	50.00	41.03	21.75	39.89	N35°09'12"E
R14	27°01'42"	60.00	286.97	-	81.82	N78°21'13"W
R15	47°00'51"	50.00	41.03	21.75	39.89	S11°51'38"E
R16	96°09'47"	285.00	478.33	317.43	424.13	S36°26'06"E

LOT	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	14°33'31"	360.77	91.67	46.08	91.42	N20°03'54"E
2	15°03'27"	360.77	94.81	47.68	94.54	N05°15'25"E
3	9°44'14"	360.77	61.31	30.73	61.24	N07°08'25"W
4	09°02'18"	675.00	106.48	53.35	106.37	N07°29'23"W
8	27°45'43"	185.00	89.64	45.72	88.76	N16°51'05"W
9	28°18'22"	185.00	91.40	46.65	90.47	N44°53'08"W
10A	21°02'01"	185.00	67.91	34.34	67.53	N69°33'19"W
10B	29°49'13"	50.00	26.02	13.31	25.73	N65°09'44"W
11	65°36'21"	60.00	68.70	38.67	65.01	N75°31'25"W
12	83°00'57"	60.00	86.93	53.10	79.53	S30°09'39"W
13	44°15'24"	60.00	46.35	24.40	45.20	S33°28'32"E
14A	71°28'57"	60.00	74.86	43.18	70.10	N88°39'18"E
14B	47°00'51"	50.00	41.03	21.75	39.89	N76°25'15"E
15	60°0'46"	135.00	141.44	77.99	135.06	S50°03'27"E
16	17°04'20"	135.00	40.23	20.26	40.08	S11°30'24"E
19	09°02'18"	725.00	114.37	57.30	114.25	S07°29'23"E
20	10°07'21"	310.77	54.90	27.52	54.83	S08°56'52"E
21	18°32'20"	310.77	100.55	50.72	100.12	S07°22'59"W
22A	10°41'31"	310.77	57.99	29.08	57.91	S21°59'54"W
22B	08°56'19"	285.00	44.46	22.28	44.42	S22°52'31"W
23	40°13'20"	235.00	164.97	86.05	161.61	N56°04'02"W
24	06°21'06"	235.00	26.05	13.04	26.04	N08°28'10"E
27A	47°00'51"	50.00	41.03	21.75	39.89	N35°09'12"E
27B	50°04'35"	60.00	52.44	28.03	50.79	N33°37'20"E
2R	46°05'17"	60.00	48.26	25.52	46.97	N14°27'38"W
29	80°49'14"	60.00	84.64	51.08	77.79	N17°54'51"W
30	51°53'13"	60.00	54.34	29.19	52.50	S35°43'56"W
31A	45°09'23"	60.00	47.25	24.95	46.07	S12°47'22"E
31B	47°00'51"	50.00	41.03	21.75	39.89	S11°51'39"E
34	07°41'48"	285.00	38.28	19.17	38.26	S07°47'53"W
35	20°30'26"	285.00	102.01	51.56	101.46	S06°18'14"E

CURVE #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	41°14'59"	235.00	169.19	88.45	165.56	N15°19'52"W
2A	17°11'38"	50.00	15.00	7.56	14.95	N41°39'18"W
2B	9°40'03"	60.00	10.12	5.07	10.11	N37°53'30"W
4	66°12'04"	285.00	329.30	185.79	311.28	S49°39'29"E

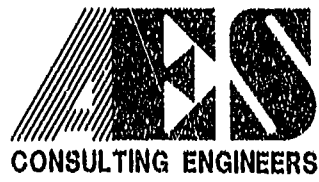
NOTE:
EASEMENTS DENOTED AS "JCSA UTILITY EASEMENT" AS SHOWN ON THIS PLAT OF SUBDIVISION ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN 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.

UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE DEDICATED TO WESTMORELAND HOMEOWNERS ASSOCIATION



- OPEN SPACE #4 SHOW: 15' MAINTENANCE ACCESS EASEMENT BASED ON 100 YEAR FLOOD ELEVATION TO BE DEDICATED TO THE WESTMORELAND HOMEOWNER ASSOCIATION.
- 25' BUFFER BASED ON 100 YEAR FLOOD ELEVATION TO BE DEDICATED TO THE WESTMORELAND HOMEOWNER ASSOCIATION.

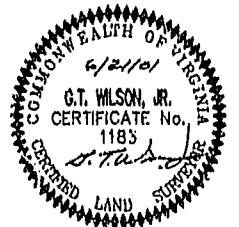
OPEN SPACES 1, 2, 3 AND 5 ARE DEDICATED AS EASEMENTS TO JAMES CITY COUNTY AS NATURAL OPEN SPACE EASEMENTS. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



5248 Olde Towne Road, Suite 1
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SUBDIVISION PLAT OF
WESTMORELAND
SECTION 3
OWNER / DEVELOPER: CHARTER LLC.

POWhatan District JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
VMB	AWT
Scale	Date
1"=100'	6/21/01
Project No.	
7262-3	
Drawing No.	
2 OF 2	