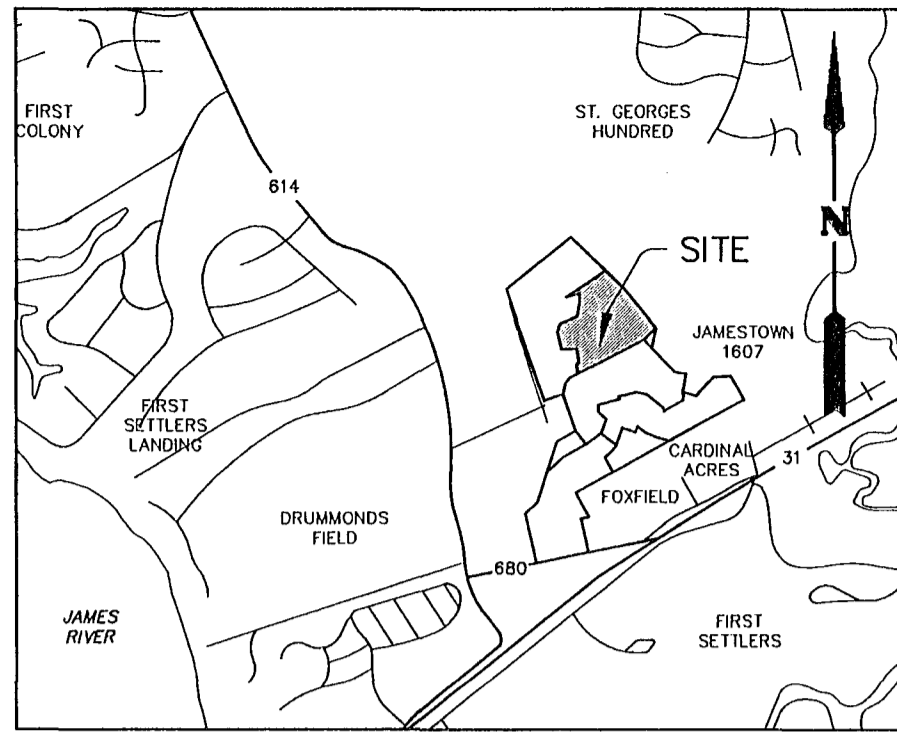


# 030033966



VICINITY MAP  
SCALE: 1" = 2000'

CURVE DATA TABLE:

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	25°23'19"	325.00	144.01	73.21	S 70°08'07" W	142.84
C2	21°25'17"	469.99	175.72	88.90	S 21°50'54" E	174.70
C3	19°11'47"	525.69	176.13	88.90	N 20°44'09" W	175.30
C4	41°22'33"	125.00	90.27	47.20	N 86°04'59" E	88.32
C5	47°51'43"	300.00	250.60	133.14	N 54°15'53" W	243.38
C6	11°45'29"	525.69	107.88	54.13	N 17°00'59" W	107.69
C7	07°26'18"	525.69	68.25	34.17	N 26°36'53" W	68.20
C8	90°00'00"	25.00	39.27	25.00	S 77°33'32" E	35.36
C9	08°41'20"	350.00	53.08	26.59	N 61°47'08" E	53.03
C10	10°28'46"	350.00	64.02	32.10	N 71°22'11" E	63.93
C11	10°52'12"	350.00	66.40	33.30	N 82°02'39" E	66.20
C12	03°15'00"	300.00	17.02	8.51	S 69°03'58" W	17.02
C13	16°03'51"	300.00	84.11	42.33	S 68°43'24" W	83.84
C14	90°00'00"	25.00	39.27	25.00	S 12°26'29" W	35.36
C15	13°53'54"	494.99	120.07	60.33	S 25°36'35" E	119.78
C16	07°31'23"	494.99	64.99	32.54	S 14°53'57" E	64.95
C17	05°31'50"	500.69	48.33	24.18	S 13°54'11" E	48.31
C18	97°56'10"	25.00	42.73	28.73	S 65°38'12" E	37.72
C19	03°48'11"	150.00	9.96	4.98	N 67°17'48" E	9.95
C20	22°10'47"	150.00	58.07	29.40	N 80°17'17" E	57.70
C21	08°36'49"	150.00	22.55	11.30	S 84°18'55" E	22.53
C22	27°31'20"	60.00	28.82	14.69	N 67°11'47" E	28.54
C23	46°33'22"	30.00	24.38	12.91	N 76°42'48" E	23.71
C24	46°23'23"	60.00	48.58	25.71	S 75°50'51" E	47.26
C25	54°21'05"	60.00	56.92	30.80	S 25°28'37" E	54.81
C26	43°28'49"	60.00	45.53	23.93	S 61°38'10" W	44.45
C27	38°11'50"	60.00	40.00	20.78	S 20°47'50" W	39.26
C28	16°11'48"	60.00	16.96	8.54	N 30°59'25" W	16.90
C29	57°32'06"	60.00	60.25	32.94	N 67°51'23" W	57.75
C30	65°31'27"	30.00	34.31	19.31	N 55°39'16" W	32.47
C31	26°11'19"	100.00	45.71	23.26	S 78°29'22" W	45.31
C32	94°08'15"	25.00	41.08	26.87	S 18°19'35" W	36.61
C33	01°35'31"	500.69	13.91	6.96	S 29°32'16" E	13.91
C34	24°21'06"	275.00	116.88	59.34	S 42°30'35" E	116.00
C35	25°17'56"	275.00	121.43	61.72	S 67°20'06" E	120.44
C36	12°13'29"	325.00	69.34	34.80	N 58°21'18" W	69.21
C37	12°13'47"	325.00	69.37	34.82	N 70°34'56" W	69.24
C38	12°13'59"	325.00	69.39	34.83	N 46°07'34" W	69.26
C39	09°40'32"	325.00	54.88	27.51	N 35°10'18" W	54.82
C40	19°11'47"	550.69	184.50	93.12	N 20°44'09" W	183.64
C41	05°55'28"	444.99	46.01	23.03	N 14°05'59" W	45.99
C42	15°29'49"	444.99	120.36	60.55	N 24°48'37" W	119.99
C43	90°00'00"	25.00	39.27	25.00	N 77°33'32" W	35.36
C44	10°55'47"	60.00	11.45	5.74	S 10°34'33" W	11.43
C45	68°09'49"	60.00	71.38	40.60	S 50°07'21" W	67.25
C46	52°19'48"	30.00	27.40	14.74	S 31°16'34" W	26.46
C47	47°10'39"	60.00	49.40	26.20	N 72°12'25" W	48.02
C48	43°12'51"	60.00	45.25	23.76	N 27°00'40" W	44.19
C49	51°26'03"	60.00	53.86	28.90	N 20°18'47" E	52.07
C50	63°44'27"	60.00	66.75	37.30	N 77°54'02" E	63.36
C51	12°37'51"	30.00	6.61	3.32	N 63°45'23" E	6.60
C52	39°41'58"	30.00	20.79	10.83	N 89°55'18" E	20.37
C53	90°00'00"	25.00	39.27	25.00	N 12°26'29" E	35.36
*C54	72°07'29"	325.00	409.11	236.67	S 61°06'29" E	382.63
*C55	89°20'42"	260.00	405.43	257.04	S 19°37'32" W	365.59
*C56	37°30'18"	300.00	196.38	101.85	S 83°03'07" W	192.89

\* - DENOTES  $\phi$  INGRESS/EGRESS AND UTILITY EASEMENT DATA

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE POINTE AT JAMESTOWN, SECTION 2-A IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

2/24/03  
DATE  
HAMPSON ROADS DEVELOPMENT, L.L.C.  
BY: VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION,  
ITS MANAGER  
BY: GEORGE E. FISCELLA, PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF Newport News, Deborah M. Reaves 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 24th DAY OF February, 2003.  
MY COMMISSION EXPIRES April 30, 2004  
Deborah M. Reaves  
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ASSOCIATED DEVELOPERS, INC., AND WELFORD CORPORATION TO HAMPSON ROADS DEVELOPMENT, LLC BY DEED DATED 10/19/01 AND RECORDED AS INSTRUMENT #L.R.010019015; AND BY ASSOCIATED DEVELOPERS, INC., AND WELFORD CORPORATION BY DEED DATED 2/15/02 AND RECORDED AS INSTRUMENT # L.R. 020004578. BOTH DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

ENGINEERS OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

9/16/02  
DATE  
Nancy L. Herman-Thompson  
NANCY L. HERMAN-THOMPSON L.S.#002254

CERTIFICATE OF APPROVAL

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

3/13/2003  
DATE  
John G. ...  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
2/20/03  
DATE  
James K. ...  
VIRGINIA DEPARTMENT OF HEALTH  
10/2/03  
DATE  
...  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 31st DAY OF October, 2003. 10:14 AM  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK ... PAGE ... # 030033966  
Betsy B. Woolridge, Clerk  
TESTE  
BY Betsy B. Woolridge CLERK

SECTION 2-A:

- \* LOT AREA (40 LOTS) : 537,813 S.F./12.346 AC.
- \* R/W DEDICATION: 118,019 S.F./ 2.709 AC.
- \* COMMON AREA A: 217,703 S.F./ 4.998 AC.
- \* TOTAL AREA : 873,535 S.F./20.053 AC
- \* PARCEL ID #: (46-4)(01-26) & (46-4)(01-27)
- \* ZONING DISTRICT : R2 WITH PROFFERS (SEE CASE# Z-9-94, Z-19-95, & Z-20-95).
- \* BUILDING SETBACK :  
FRONT = 25'  
REAR = 35'  
SIDE = 10'
- \* CORNER LOTS : THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET. CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.
- \* ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

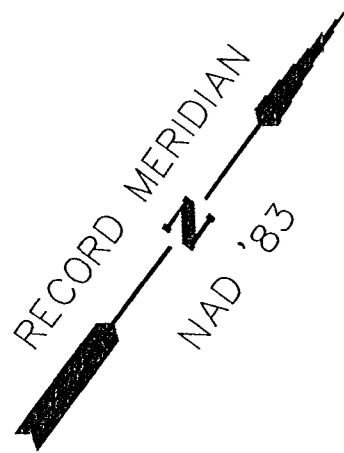
NOTES:

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- IN ACCORDANCE WITH SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, EITHER THE STREET SIGNS OR THE ALPHA NUMERIC LETTERING SHALL BE OF A REFLECTIVE MATERIAL.
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE. THE RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.
- RECORDED REFERENCES:  
PLAT BOOK 76, PAGE 94; INSTRUMENT #L.R.010019015  
INSTRUMENT # L.R.020004578  
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- COMMON AREAS TO BE DEDICATED TO THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
- NFIP FLOOD ZONE X. SEE FIRM#510201-0045-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER, AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.

- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF SIDEWALKS AND UTILITIES, ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
- 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.

1 OF 2	SHEET NUMBER 1	COMMISSION NUMBER 2020220	SCALE AS NOTED	SUBDIVISION PLAT <b>THE POINTE AT JAMESTOWN, SECTION 2-A</b> OWNER/DEVELOPER <b>HAMPSON ROADS DEVELOPMENT, L.L.C.</b> BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA	THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2002.	REVISIONS			<b>Committed to Excellence</b> ENGINEERS • ARCHITECTS • SURVEYORS 449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com NORFOLK - VIRGINIA BEACH AREA (757)874-5015
			DESIGNED NLHT/DNW						
			DRAWN DNW	1 6/20/02 PER JAMES CITY COUNTY COMMENTS					
			CHECKED NLHT	2 9/16/02 CURVE TABLE; AREAS					
			DATE 4/18/02	3 2/19/03 NOTE 6					
				4 6/27/03 CURVE TABLE, C9-C13					

## 030033966

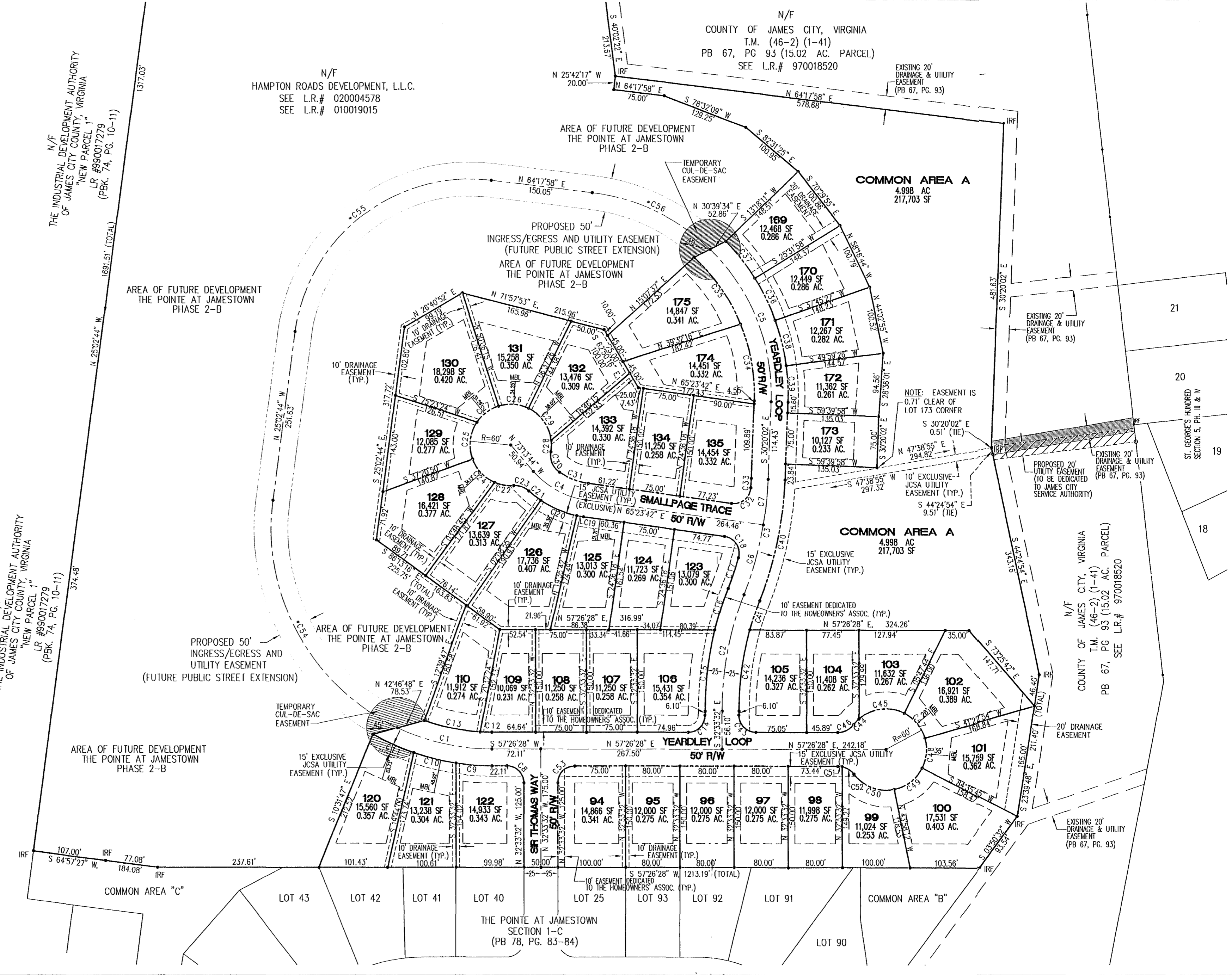
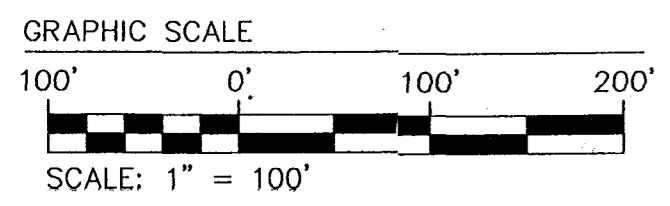


City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
**31st October 2003**  
 at **10:14** AM/PM, PB \_\_\_\_\_ PG \_\_\_\_\_  
 DOCUMENT # **030033966**  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

- LEGEND**
- IRS = IRON ROD SET
  - IRF = IRON ROD FOUND
  - S.F. = SQUARE FEET
  - AC. = ACRE(S)
  - PB = PLAT BOOK
  - DB = DEED BOOK
  - JCSA = JAMES CITY SERVICE AUTHORITY
  - CL = CENTERLINE
  - = DENOTES IRON ROD SET
  - MBL = MINIMUM BUILDING LINE (W/SETBACK DIMENSION)

**NOTE A:**  
 10' JCSA UTILITY EASEMENT,  
 5' EACH SIDE OF SEWER LINE  
 AS CONSTRUCTED.

**NOTE B:**  
 10' PRIVATE DRAINAGE EASEMENT,  
 5' EACH SIDE OF PROPERTY LINES  
 WHERE NOTED.



SCALE AS NOTED  
 DESIGNED NLHT/DNW  
 DRAWN DNW  
 CHECKED NLHT  
 DATE 4/18/02

COMMISSION NUMBER  
**20202220**

SHEET NUMBER  
**2**

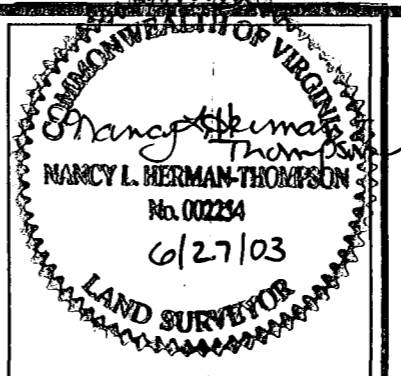
2 OF 2

SUBDIVISION PLAT  
**THE POINTE AT JAMESTOWN, SECTION 2-A**  
 OWNER/DEVELOPER  
**HAMPTON ROADS DEVELOPMENT, L.L.C.**

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA

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NO.	DATE	DESCRIPTION
1	6/20/02	PER JAMES CITY COUNTY COMMENTS
2	9/16/02	CURVE TABLE; AREAS
3	2/19/03	TEMPORARY CUL-DE-SAC
4	6/27/03	REV. LOT LINES; LOT 104-110; 120-126;



*Committed to Excellence*

ENGINEERS • ARCHITECTS • SURVEYORS

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 (757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com  
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015