

040024397

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS OWNED BY C.C. CASEY LIMITED COMPANY (SEE SHEET TWO FOR THE SOURCE OF TITLE) BY DEEDS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT SHOWN AS PARCELS 1-5 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Robert T. Casey 8/25/2004
 C.C. CASEY LIMITED COMPANY DATE
ROBERT T. CASEY, SECRETARY
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City, Pamela D. Callis
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 25 DAY OF August, 2004. MY COMMISSION EXPIRES 07/31/06.
Pamela D. Callis
 SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY TO VIRGINIA UNITED METHODIST HOMES, INC. BY DEED RECORDED AS DOCUMENT NO. 030023373 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CERTIFICATE

THE 3224 S.F. RIGHT-OF-WAY DEDICATION AS SHOWN ON SHEET 3 OF THIS PLAT AND THE DEDICATION OF JCSA UTILITY EASEMENTS AS SET FORTH IN GENERAL NOTE NO. 11 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Wm. Daryl Fink 8/25/04
 VIRGINIA UNITED METHODIST HOMES, INC. DATE
Wm. Daryl Fink President
 PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Henrico, Judy M. Walker
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 25th DAY OF August, 2004. MY COMMISSION EXPIRES 9-30-04.
Judy M. Walker
 SIGNATURE

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. 11/17/04
 G. T. WILSON, JR., L.S. DATE

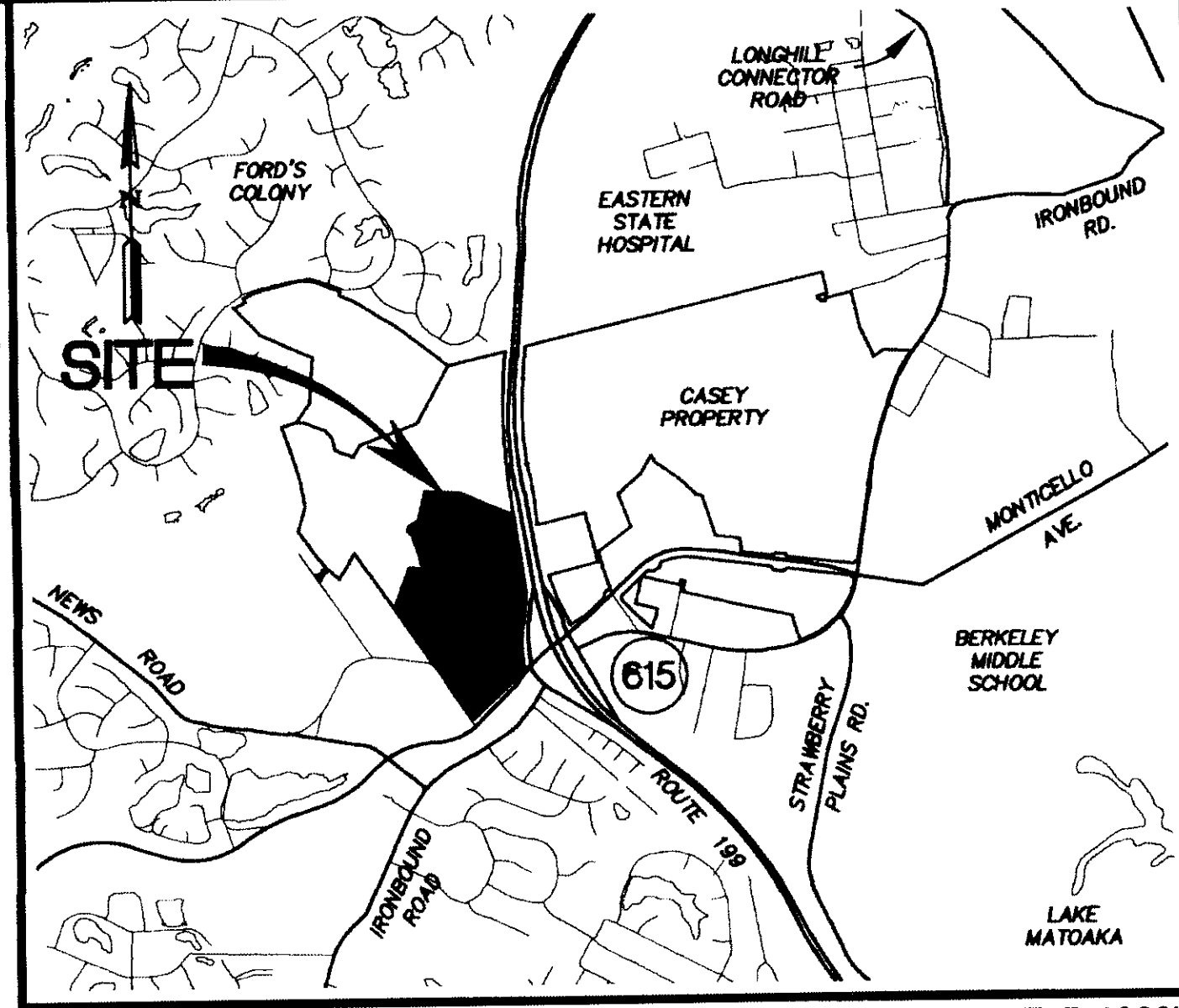
CERTIFICATE OF APPROVAL

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

Asst. Sec. 8/26/04
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 9/6/04
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

GENERAL NOTES

- PROPERTY IS ZONED MIXED USE WITH PROFFERS (FOR PROFFERS REFERENCE JCC CASE NOS. Z-03-01, MP-02-97, Z-05-03, AND MP-06-03).
- THIS PLAT WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON MAY 20, 2004, IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
- PROPERTY TAX PARCEL NUMBERS AND ADDRESSES ARE AS LISTED ON SHEET TWO OF THE PLAT UNDER SOURCE OF TITLE.
- SETBACKS AND BUFFERS WILL BE AS SET FORTH IN THE PROFFERS AND AS IDENTIFIED FOR MIXED USE IN THE JAMES CITY ZONING ORDINANCE.
- THIS SITE SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- WINDSORMEADE WAY (VARIABLE WIDTH RIGHT-OF-WAY) INCLUDING THE 3224 S.F. RIGHT-OF-WAY AREA AS SHOWN ON SHEET 3 IS HEREBY DEDICATED FOR PUBLIC USE SUBJECT TO THE DECLARATION AND RESERVATION OF EASEMENTS BETWEEN C.C. CASEY LIMITED AND S.L.N. CASEY ASSOCIATES AND RECORDED PRIOR HERETO.
- MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510201-0035B, DATED 2/6/91.
- ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY DEDICATED FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



LOCATION MAP

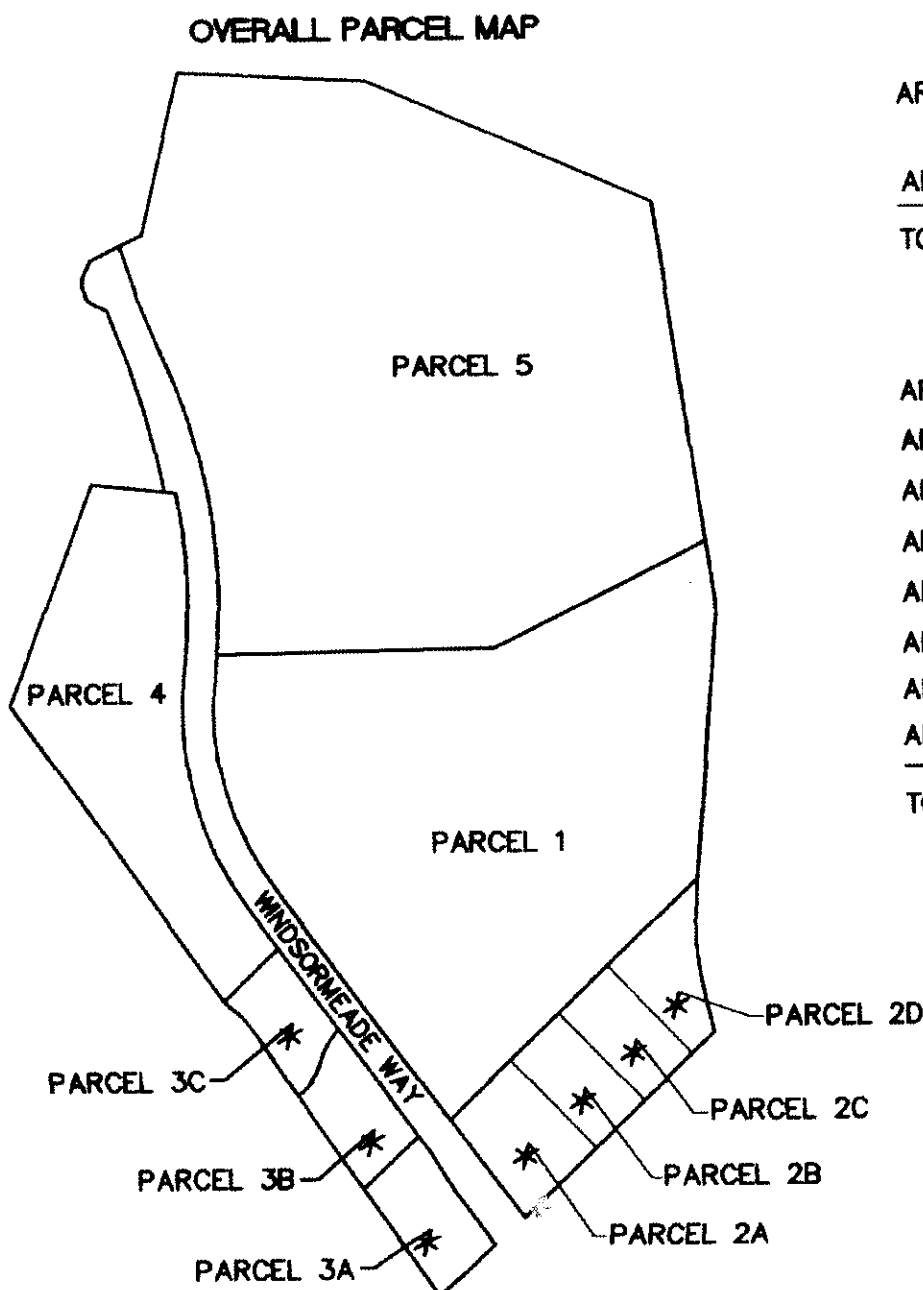
SCALE: 1"=2000'

- ALL CENTERLINES OF JCSA EASEMENTS AREA LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.

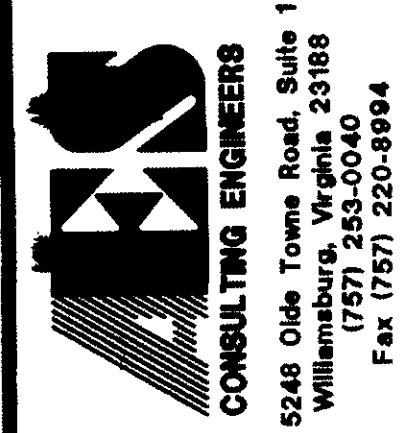
AREA TABULATION

PARCELS 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 4 AND 5

	SQUARE FEET	ACRES
AREA OF PARCELS 1, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 4 AND 5	3,207,772 S.F.	73.640 AC.±
AREA OF WINDSORMEADE WAY	219,241 S.F.	5.033 AC.±
TOTAL AREA SUBDIVIDED	3,427,013 S.F.	78.673 AC.±
AREA OF OLD PARCEL B	19,572 S.F.	0.45 AC.±
AREA OF OLD PARCEL C	58,390 S.F.	1.34 AC.±
AREA OF OLD PARCEL D	29,308 S.F.	0.67 AC.±
AREA OF OLD PARCEL E	19,348 S.F.	0.444 AC.±
AREA OF OLD PARCEL F	494,526 S.F.	11.35 AC.±
AREA OF OLD PARCEL G	15,046 S.F.	0.345 AC.±
AREA OF OLD PARCEL H	2,787,599 S.F.	63.994 AC.±
AREA FROM VIRGINIA UNITED METHODISTS HOMES INC.	3224 S.F.	0.074 AC.±
TOTAL AREA OF OLD PARCELS	3,427,013 S.F.	78.67 AC.±



STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 28th DAY OF Sept, 2004 THE PLAT SHOWN
 HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
 LAW DIRECTS. @ 1:24 PM
 INSTRUMENT # 040024397
 TESTE: Betsy B. Woolridge Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK



PLAT OF SUBDIVISION
 AND LOT LINE EXTINGUISHMENT
 PARCELS 1 THROUGH 5
 BEING THE PROPERTY OF
 C.C. CASEY LIMITED COMPANY
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed AES	Drawn JFS
Scale 1"=100'	Date 1/15/04
Project No. 9069-02	
Drawing No. 1 OF 5	

S:\Jobs\9069-02-Site Development Services\dwg\Plats\906902p01.dwg 7/30/2004 2:32:31 PM EST