

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

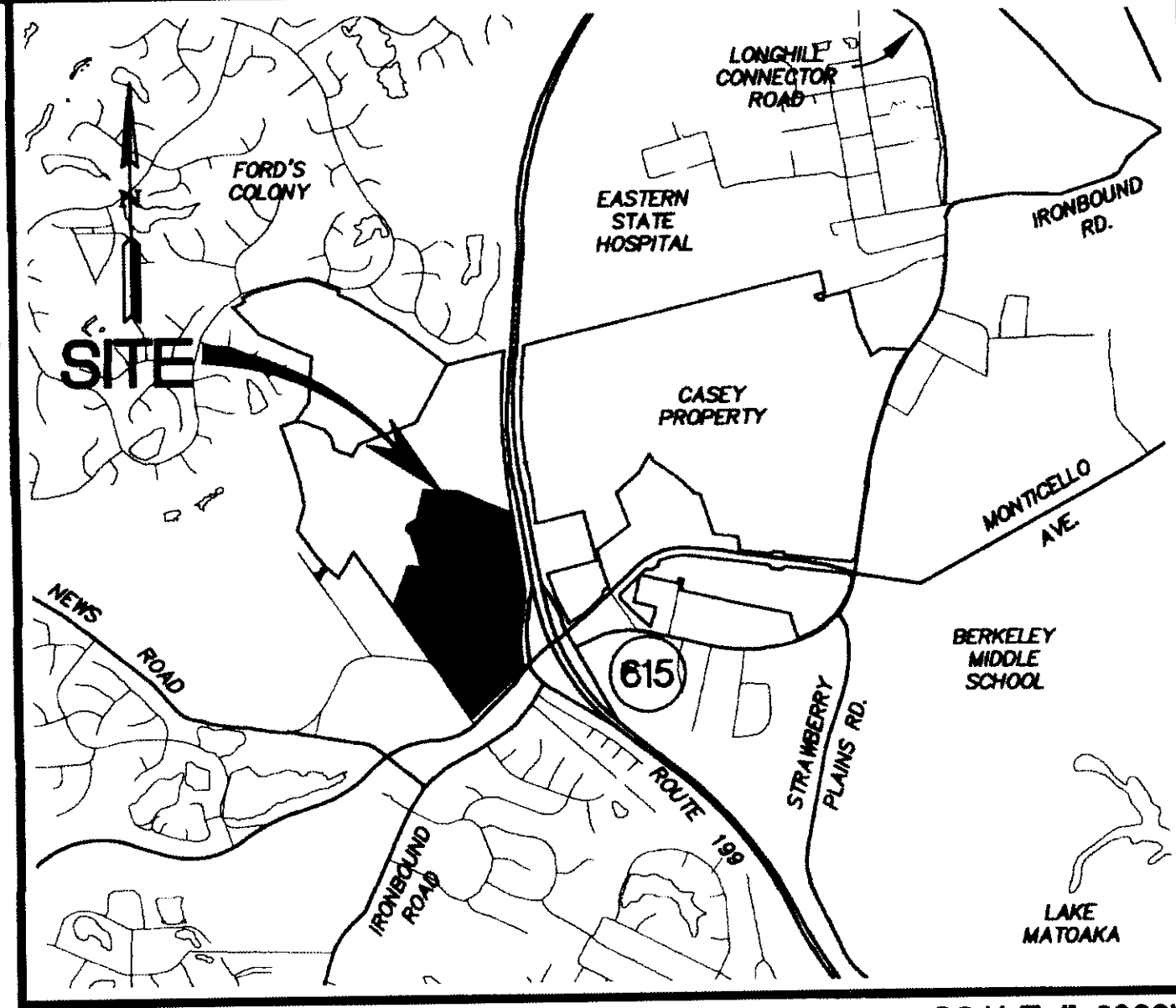
CERTIFICATE OF APPROVAL

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.



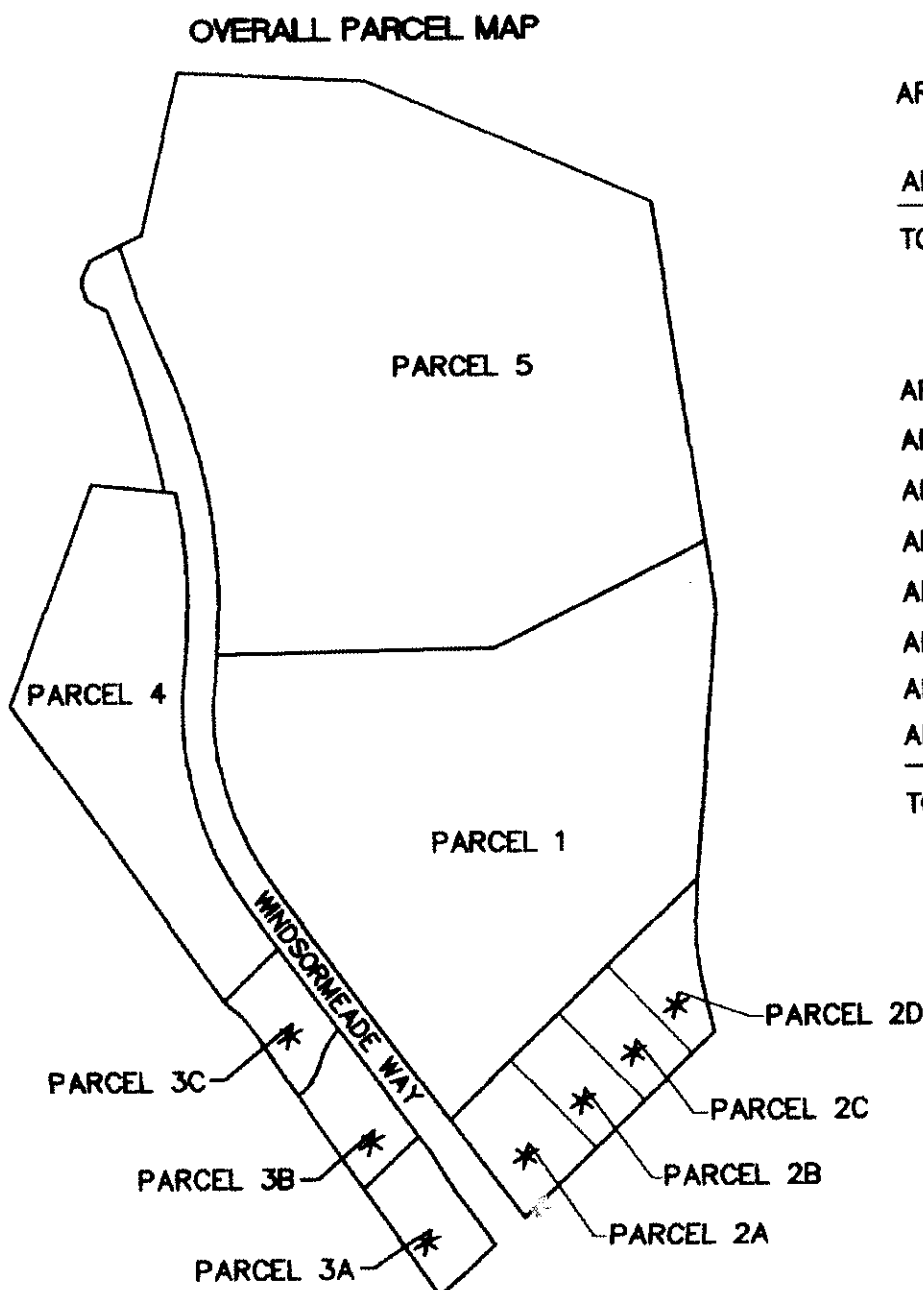
LOCATION MAP

SCALE: 1"=2000'

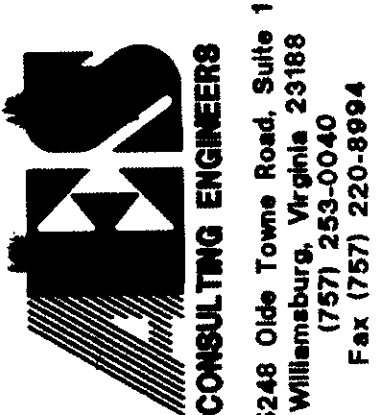
- ALL CENTERLINES OF JCSA EASEMENTS AREA LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.

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



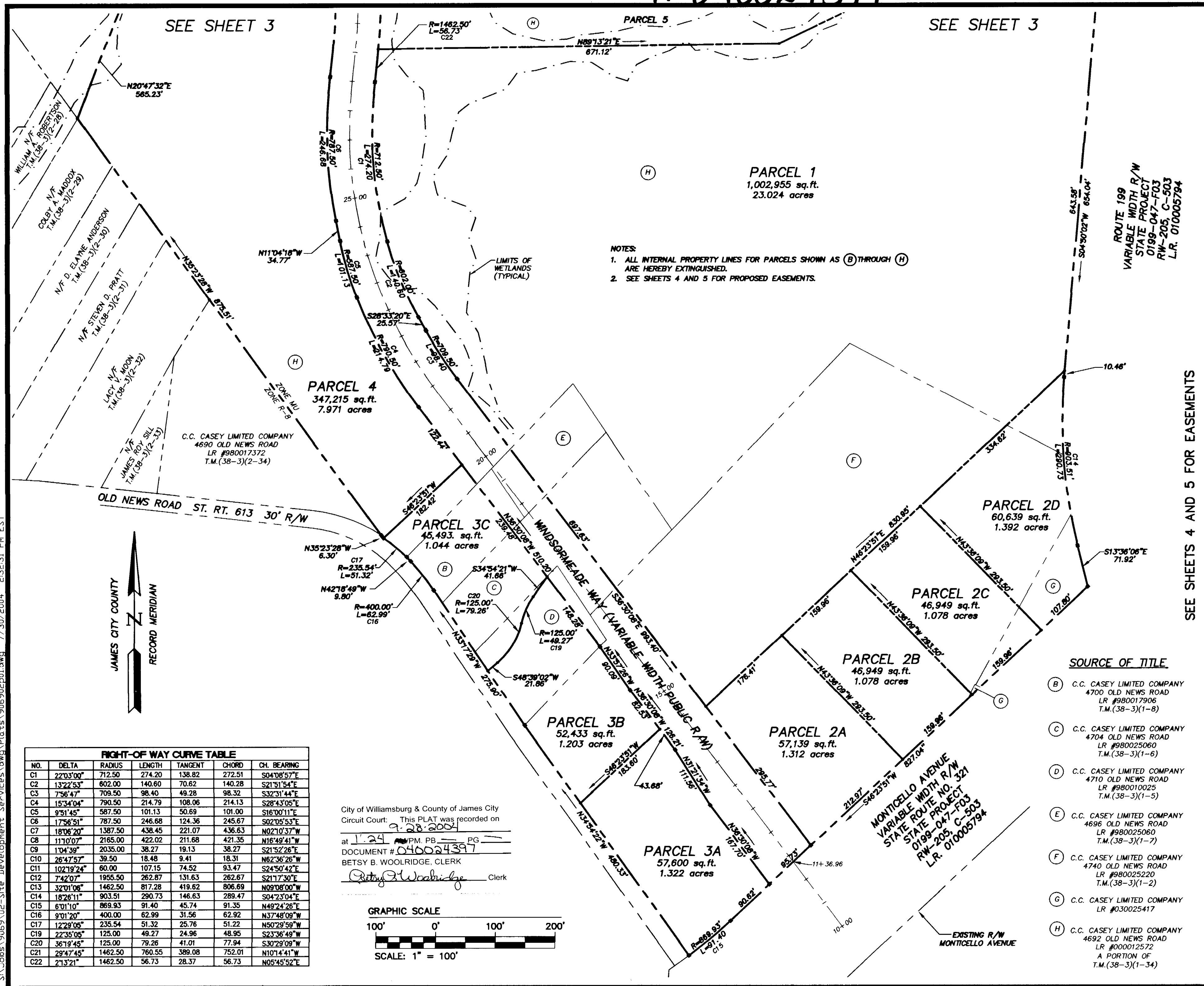
PLAT OF SUBDIVISION
 AND LOT LINE EXTINGUISHMENT
 PARCELS 1 THROUGH 5
 BEING THE PROPERTY OF
 C.C. CASEY LIMITED COMPANY
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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

#040024397

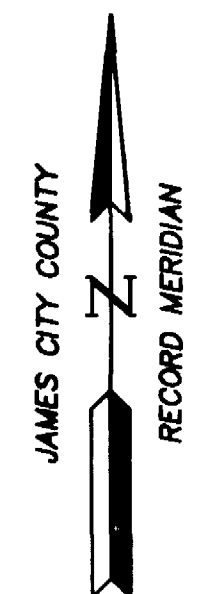
SEE SHEET 3

SEE SHEET 3



NOTES:
 1. ALL INTERNAL PROPERTY LINES FOR PARCELS SHOWN AS (B) THROUGH (H) ARE HEREBY EXTINGUISHED.
 2. SEE SHEETS 4 AND 5 FOR PROPOSED EASEMENTS.

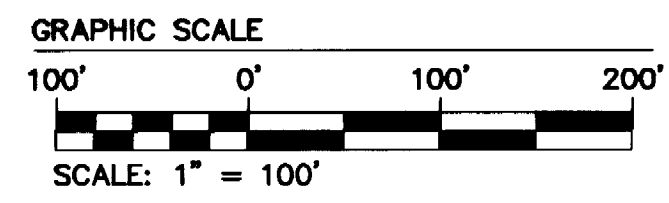
ROUTE 199
 VARIABLE WIDTH R/W
 STATE PROJECT
 0199-047-F03
 RW-205, C-503
 L.R. 010005794



RIGHT-OF WAY CURVE TABLE

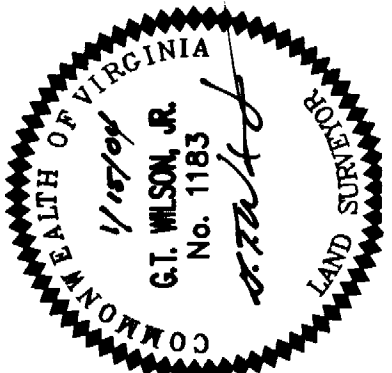
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	22°03'00"	712.50	274.20	138.82	272.51	S04°08'57"E
C2	13°22'53"	602.00	140.60	70.62	140.28	S21°51'54"E
C3	7°56'47"	709.50	98.40	49.28	98.32	S32°31'44"E
C4	15°34'04"	790.50	214.79	108.06	214.13	S28°43'05"E
C5	9°51'45"	587.50	101.13	50.69	101.00	S16°00'11"E
C6	17°56'51"	787.50	246.68	124.36	245.67	S02°05'53"E
C7	18°06'20"	1387.50	438.45	221.07	436.63	N02°10'37"W
C8	11°10'07"	2165.00	422.02	211.68	421.35	N16°49'41"W
C9	1°04'39"	2035.00	38.27	19.13	38.27	S21°52'26"E
C10	26°47'57"	39.50	18.48	9.41	18.31	N62°36'26"W
C11	102°19'24"	60.00	107.15	74.52	93.47	S24°50'42"E
C12	7°42'07"	1955.50	262.87	131.63	262.67	S21°17'30"E
C13	32°01'06"	1462.50	817.28	419.62	806.69	N09°08'00"W
C14	18°26'11"	903.51	290.73	146.63	289.47	S04°23'04"E
C15	6°01'10"	869.93	91.40	45.74	91.35	N49°24'26"E
C16	9°01'20"	400.00	62.99	31.56	62.92	N37°48'09"W
C17	12°29'05"	235.54	51.32	25.76	51.22	N50°29'59"W
C18	22°35'05"	125.00	49.27	24.96	48.95	S23°36'49"W
C19	36°19'45"	125.00	79.26	41.01	77.94	S30°29'09"W
C20	29°47'45"	1462.50	760.55	389.08	752.01	N107°44'11"W
C21	21°3'21"	1462.50	56.73	28.37	56.73	N05°45'52"E

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9.28.2004
 at 1:24 PM, P.B. PG
 DOCUMENT # 040024397
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



SOURCE OF TITLE

- (B) C.C. CASEY LIMITED COMPANY
4700 OLD NEWS ROAD
LR #980017906
T.M.(38-3)(1-8)
- (C) C.C. CASEY LIMITED COMPANY
4704 OLD NEWS ROAD
LR #980025060
T.M.(38-3)(1-6)
- (D) C.C. CASEY LIMITED COMPANY
4710 OLD NEWS ROAD
LR #980010025
T.M.(38-3)(1-5)
- (E) C.C. CASEY LIMITED COMPANY
4696 OLD NEWS ROAD
LR #980025060
T.M.(38-3)(1-7)
- (F) C.C. CASEY LIMITED COMPANY
4740 OLD NEWS ROAD
LR #980025220
T.M.(38-3)(1-2)
- (G) C.C. CASEY LIMITED COMPANY
LR #030025417
- (H) C.C. CASEY LIMITED COMPANY
4692 OLD NEWS ROAD
LR #000012572
A PORTION OF
T.M.(38-3)(1-34)



CONSULTING ENGINEERS
 5248 Old News Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

SEE SHEETS 4 AND 5 FOR EASEMENTS

PLAT OF SUBDIVISION
 AND LOT LINE EXTINGUISHMENT
 PARCELS 1 THROUGH 5
 BEING THE PROPERTY OF
 C.C. CASEY LIMITED COMPANY

Designed AES	Drawn JFS
Scale 1"=100'	Date 1/15/04

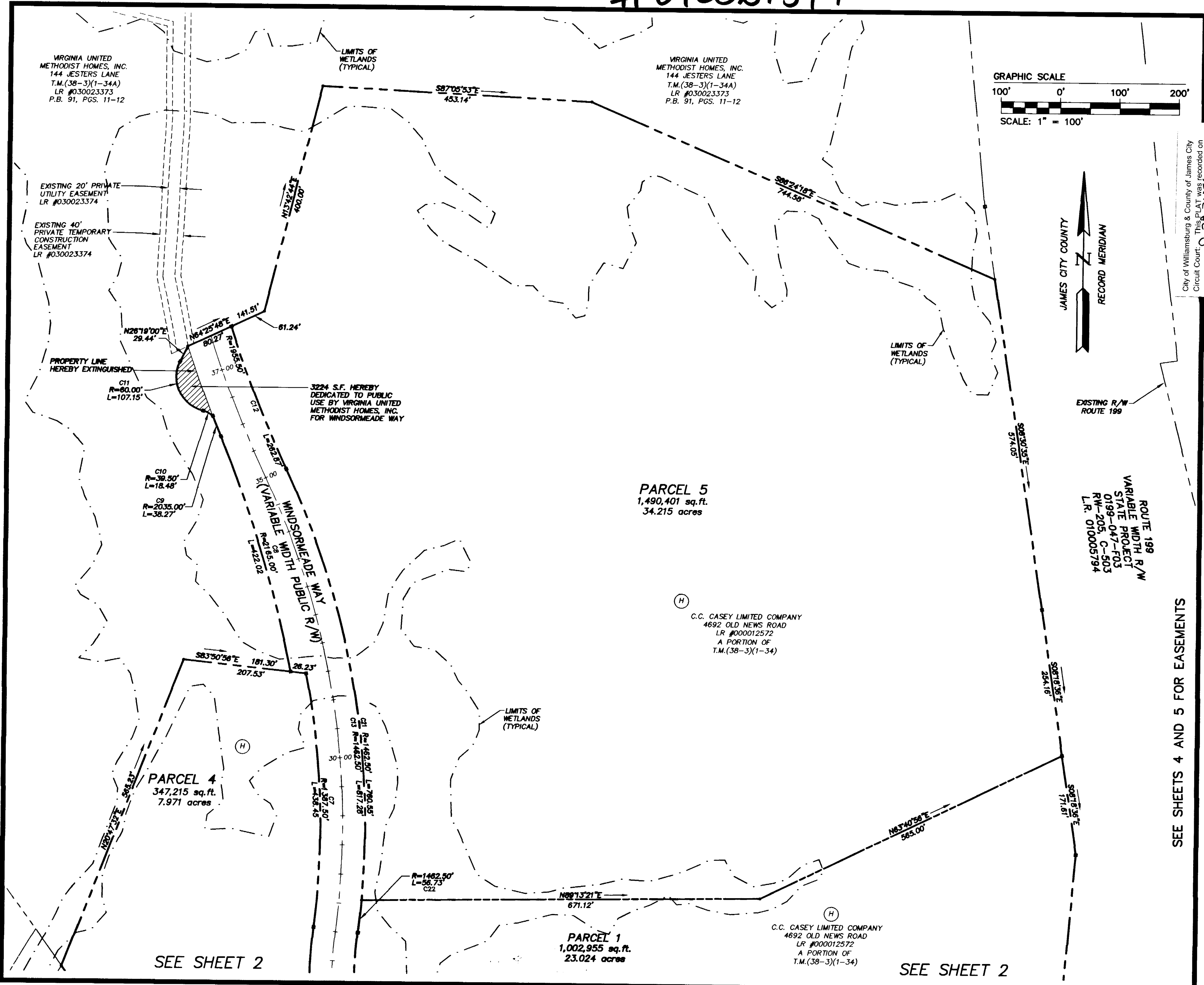
Project No.
9069-02
Drawing No.
2 OF 5

No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/27/04	REVISED PER ATTORNEY COMMENTS	JFS
2	7/21/04	REVISED PER JCC COMMENTS	JFS
1	6/3/04	REVISED PER ATTORNEY COMMENTS	JFS

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

#040024397

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



SEE SHEET 2

SEE SHEET 2

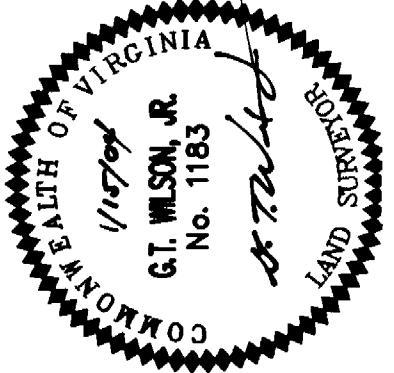
SEE SHEETS 4 AND 5 FOR EASEMENTS

VIRGINIA UNITED METHODIST HOMES, INC.
144 JESTERS LANE
T.M.(38-3)(1-34A)
LR #030023373
P.B. 91, PGS. 11-12

VIRGINIA UNITED METHODIST HOMES, INC.
144 JESTERS LANE
T.M.(38-3)(1-34A)
LR #030023373
P.B. 91, PGS. 11-12

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 9/21/04 at 1:25 PM PB

DOCUMENT #	050024397
REVISOR	BETSY B. WOOLRIDGE, CLERK
DATE	7/27/04
REVISION / COMMENT / NOTE	REVISED PER ATTORNEY COMMENTS
	REVISED PER JCC COMMENTS
	REVISED PER ATTORNEY COMMENTS
	REVISION / COMMENT / NOTE



AES CONSULTING ENGINEERS
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT PARCELS 1 THROUGH 5 BEING THE PROPERTY OF C.C. CASEY LIMITED COMPANY

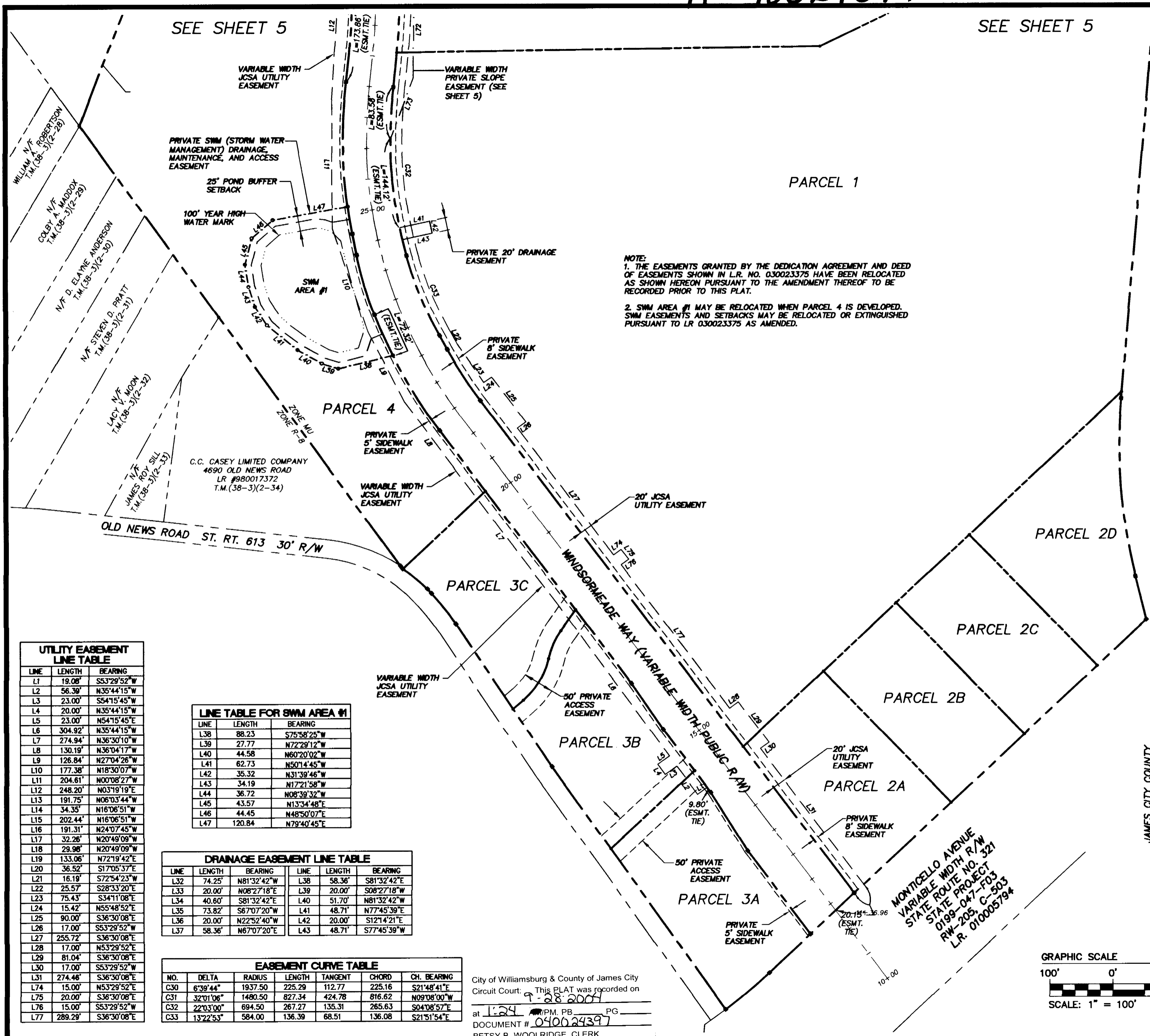
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	AES	Drawn	JFS
Scale	1"=100'	Date	1/15/04
Project No.	9069-02	Drawing No.	3 OF 5

#040024397

SEE SHEET 5

SEE SHEET 5



NOTE:
 1. THE EASEMENTS GRANTED BY THE DEDICATION AGREEMENT AND DEED OF EASEMENTS SHOWN IN L.R. NO. 030023375 HAVE BEEN RELOCATED AS SHOWN HEREON PURSUANT TO THE AMENDMENT THEREOF TO BE RECORDED PRIOR TO THIS PLAT.
 2. SWM AREA #1 MAY BE RELOCATED WHEN PARCEL 4 IS DEVELOPED. SWM EASEMENTS AND SETBACKS MAY BE RELOCATED OR EXTINGUISHED PURSUANT TO LR 030023375 AS AMENDED.

ROUTE 199
 VARIABLE WIDTH R/W
 STATE PROJECT
 0199-047-F03
 RW-205, C-503
 L.R. 010005794

C.C. CASEY LIMITED COMPANY
 4690 OLD NEWS ROAD
 LR #980017372
 T.M.(38-3)(2-34)

UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	19.08'	S53°29'52"W
L2	56.39'	N35°44'15"W
L3	23.00'	S54°15'45"W
L4	20.00'	N35°44'15"W
L5	23.00'	N54°15'45"E
L6	304.92'	N35°44'15"W
L7	274.94'	N36°30'10"W
L8	130.19'	N36°04'17"W
L9	126.84'	N27°04'26"W
L10	177.38'	N18°30'07"W
L11	204.61'	N00°08'27"W
L12	248.20'	N03°19'19"E
L13	191.75'	N06°03'44"W
L14	34.35'	N16°06'51"W
L15	202.44'	N16°06'51"W
L16	191.31'	N24°07'45"W
L17	32.26'	N20°49'09"W
L18	29.98'	N20°49'09"W
L19	133.06'	N72°19'42"E
L20	36.52'	S17°05'37"E
L21	16.19'	S72°54'23"W
L22	25.57'	S28°33'20"E
L23	75.43'	S34°11'08"E
L24	15.42'	N55°48'52"E
L25	90.00'	S36°30'08"E
L26	17.00'	S53°29'52"W
L27	255.72'	S36°30'08"E
L28	17.00'	N53°29'52"E
L29	81.04'	S36°30'08"E
L30	17.00'	S53°29'52"W
L31	274.46'	S36°30'08"E
L74	15.00'	N53°29'52"E
L75	20.00'	S36°30'08"E
L76	15.00'	S53°29'52"W
L77	289.29'	S36°30'08"E

LINE TABLE FOR SWM AREA #1

LINE	LENGTH	BEARING
L38	88.23	S75°58'25"W
L39	27.77	N72°28'12"W
L40	44.58	N60°20'02"W
L41	62.73	N50°14'45"W
L42	35.32	N31°39'46"W
L43	34.19	N17°21'58"W
L44	36.72	N08°39'32"W
L45	43.57	N13°34'48"E
L46	44.45	N48°50'07"E
L47	120.84	N79°40'45"E

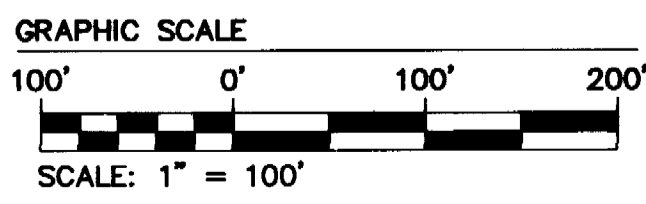
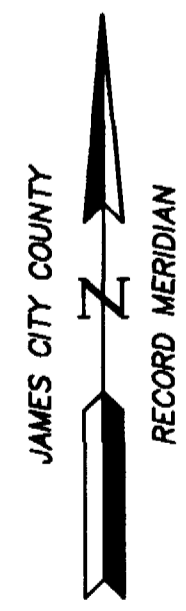
DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L32	74.25'	N81°32'42"W	L38	58.36'	S81°32'42"E
L33	20.00'	N08°27'18"E	L39	20.00'	S08°27'18"W
L34	40.60'	S81°32'42"E	L40	51.70'	N81°32'42"W
L35	73.82'	S87°07'20"W	L41	48.71'	N77°45'39"E
L36	20.00'	N22°52'40"W	L42	20.00'	S121°4'21"E
L37	58.36'	N67°07'20"E	L43	48.71'	S77°45'39"W

EASEMENT CURVE TABLE

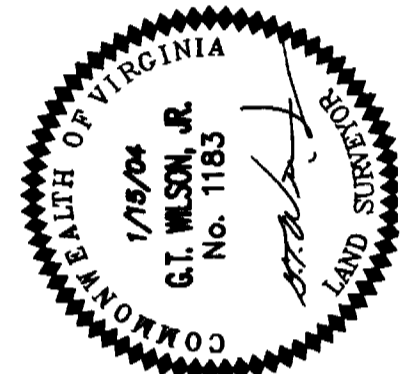
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C30	6°39'44"	1937.50	225.29	112.77	225.16	S21°48'41"E
C31	32°01'06"	1480.50	827.34	424.78	816.62	N09°08'00"W
C32	22°03'00"	694.50	267.27	135.31	265.63	S04°08'57"E
C33	13°22'53"	584.00	136.39	68.51	136.08	S21°51'54"E

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 9-28-2004
 at 1:24 PM, PG
 DOCUMENT # 040024397
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



THIS SHEET ADDRESSES EASEMENTS ONLY

No.	DATE	REVISION / COMMENT / NOTE
4	8/26/04	REVISED PER COUNTY COMMENTS
3	7/27/04	REVISED PER ATTORNEY COMMENTS
2	7/21/04	REVISED PER JCC COMMENTS
1	6/3/04	REVISED PER ATTORNEY COMMENTS



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PLAT OF SUBDIVISION
 AND LOT LINE EXTINGUISHMENT
 PARCELS 1 THROUGH 5
 BEING THE PROPERTY OF
 C.C. CASEY LIMITED COMPANY

DESIGNED: AES
 DRAWN: JFS
 SCALE: 1"=100'
 DATE: 1/15/04
 PROJECT NO.: 9069-02
 DRAWING NO.: 4 OF 5

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

