

#040028096

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J.R. CHISMAN DEVELOPMENT COMPANY TO HAMPTON ROADS DEVELOPMENT, L.L.C. BY DEED DATED MARCH 6, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES AS DOCUMENT NO. 000005190.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

HAMPTON ROADS DEVELOPMENT, L.L.C.

BY: George Fisecca 10-7-4
DATE
PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF Newport News, TO-WIT:
JoAnn B. Armstrong A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 7th DAY OF October, 2004.

MY COMMISSION EXPIRES March 31, 2007.
JoAnn B. Armstrong
NOTARY PUBLIC

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. 6/21/04
G. T. WILSON, JR., L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

Bruce A. Winn 10/7/04
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

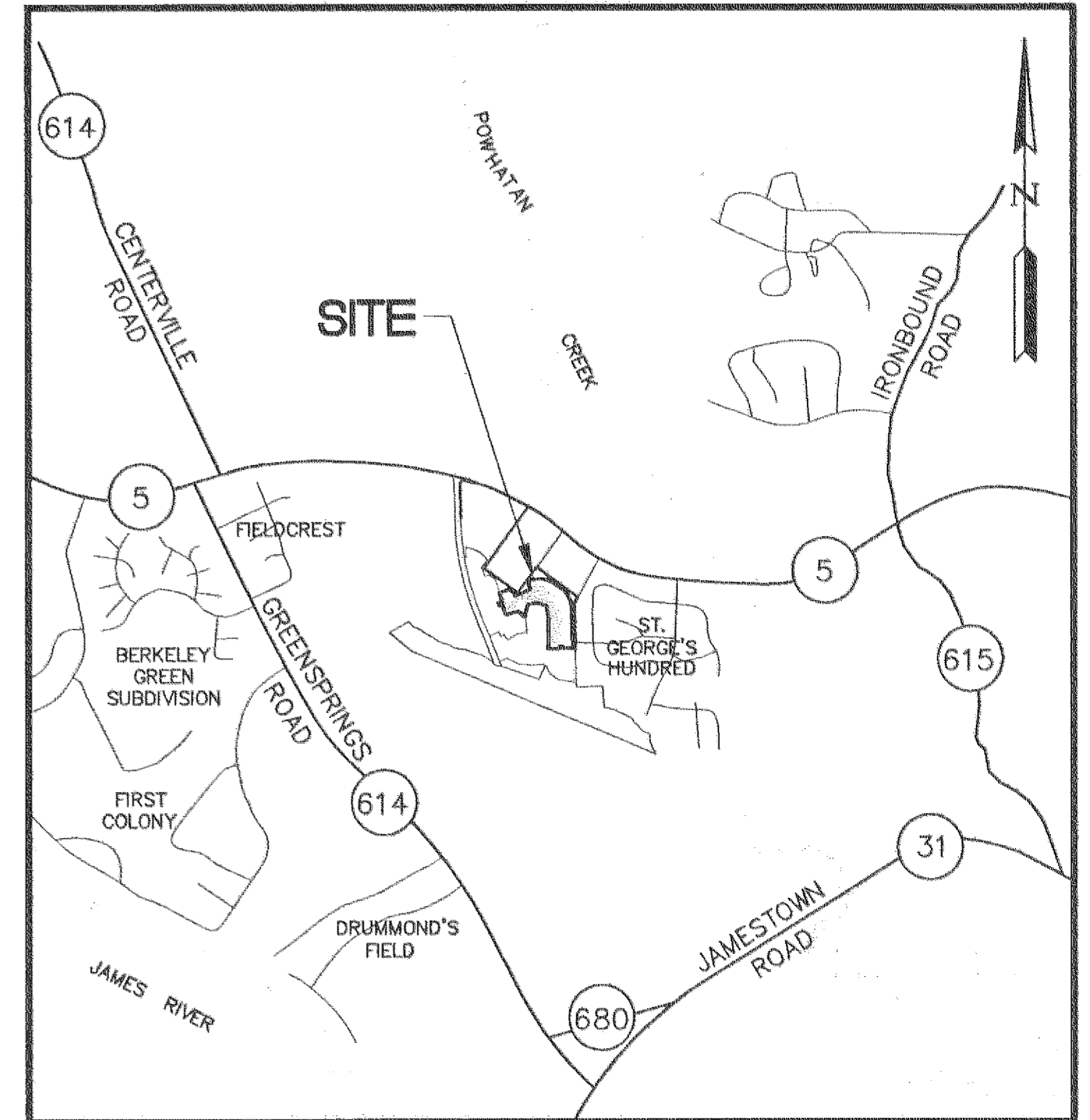
[Signature] 10/29/04
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

GENERAL NOTES

- PROPERTY IS CURRENTLY ZONED "R-2"-- GENERAL RESIDENTIAL WITH PROFFERS.
S.B.L.
FRONT 25 FT.
REAR 35'
SIDE 5'
UNLESS OTHERWISE NOTED
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- PROPERTY IS PART OF JAMES CITY COUNTY TAX PARCEL (46-1)(1-2C)
- ALL STREETS PLATTED HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- THIS PROPERTY IS A RESIDENTIAL CLUSTER APPROVED AS MP-4-95, ST. THOMAS' HUNDRED.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE 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.
- IN ACCORDANCE WITH THE PROFFERS, THE APPLICANT SHALL BE RESPONSIBLE FOR CONTRIBUTING TO THE COUNTY AN AMOUNT OF MONEY EQUAL TO THE SUM OF 1% OF THE VERIFIED INITIAL SALES PRICE FOR EACH DWELLING UNIT LOT DEVELOPED.
- IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.

AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	327,781	7.525
TOTAL AREA OF R/W	80,401	1.845
TOTAL AREA OF OPEN SPACE	98,438	2.260
TOTAL AREA SUBDIVIDED	506,620	11.630
TOTAL NUMBER OF LOTS	32	
AVERAGE LOT SIZE	10,248 S.F.	0.235 AC.
GROSS LOTS PER ACRE	2.75 LOTS/ACRE	



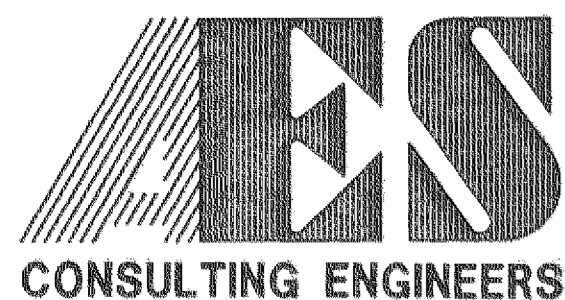
LOCATION MAP

SCALE: 1"=2000'

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3 DAY OF November 2004.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ _____ AM/PM
INSTRUMENT # 040028096
TESTE: Betsy B. Woolridge CLERK
BETSY B. WOOLRIDGE, CLERK

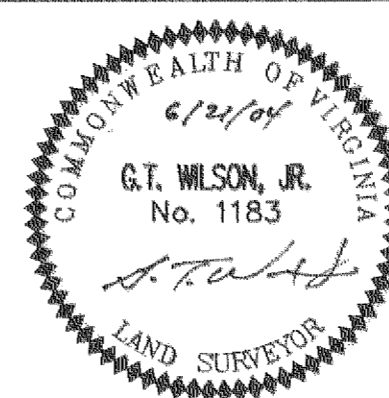
3 Large/Small Plat(s) Recorded hereon as # 040028096

S:\Jobs\6201\VR\440_Plat\420109EM.LTSP02.DWG 05/23/04 10:44:24 AM EDT



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
LOTS 10-41
JAMESTOWN HUNDRED
OWNED BY
HAMPTON ROADS DEVELOPMENT, L.L.C.
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>3 November 2004</u> at <u>10:16</u> AM/PM, PG <u>1</u> DOCUMENT # <u>040028096</u> BETSY B. WOOLRIDGE, CLERK <u>Betsy B. Woolridge</u> Clerk	
1	10/5/04 REVISED PER COUNTY COMMENTS JFS
No.	DATE REVISION / COMMENT / NOTE BY

Designed AES	Drawn JFS
Scale NOTED	Date 6/21/04
Project No. 6201-8	
Drawing No. 1 OF 3	