

#050014087

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS 24 DAY OF June 2004
2004, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.
TESTE: Geelan Hallman CLERK
PLAT-BOOK PAGE Inst 050014087
BETSY S. WOOLRIDGE, CLERK

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
6-24-2005
at 3:21 PM PB PG
DOCUMENT # 050014087
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk

**PELEG'S POINT
SECTION FIVE
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA**

A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601



SCALE: 1"=100'

DATE: 1/28/04
REV: 3/19/04
REV: 7/14/04

SHEET 1 OF 2



OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PELEG'S POINT, SECTION FIVE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.
7-16-04
DATE
GEORGE E. MISCELLA PRESIDENT
HAMPTON ROADS DEVELOPMENT, L.L.C.
BY: VIRGINIA ENTERPRISES, INC. A VIRGINIA CORPORATION, ITS MANAGER

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Eric R. Dubois
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 NAME THIS 16 DAY OF July, 2004.
MY COMMISSION EXPIRES 8-31-05
Eric R. Dubois
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MILL CREEK LANDING, LTD., A VIRGINIA CORPORATION, TO HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 1, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 020023667

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.
1-28-04
DATE
Anthony D. Potts
ANTHONY D. POTTS L.S.



- LEGEND**
- CONCRETE MONUMENT
 - REBAR FOUND ON RPA LINE
 - REBAR SET
 - BUILDING SETBACK LINE
 - BOUNDARIES

AREA OF DEDICATED R/W 3.0142 Ac. / 131300 s.f.
AREA OF LOTS 19.466± Ac.
COMMON OPEN SPACE 1.9844 Ac.
TOTAL AREA 24.466± Ac.

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
5/2/05
DATE
5-2-05
DATE
1-21-05
DATE
BANK A.W.
VIRGINIA DEPARTMENT OF TRANSPORTATION
Carol C. Hixson
VIRGINIA DEPARTMENT OF HEALTH
SUBDIVISION AGENT OF JAMES CITY COUNTY

JOB NO. 04-052 FILE NO. 10-1042

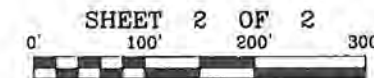
#050014087

PELEG'S POINT SECTION FIVE JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

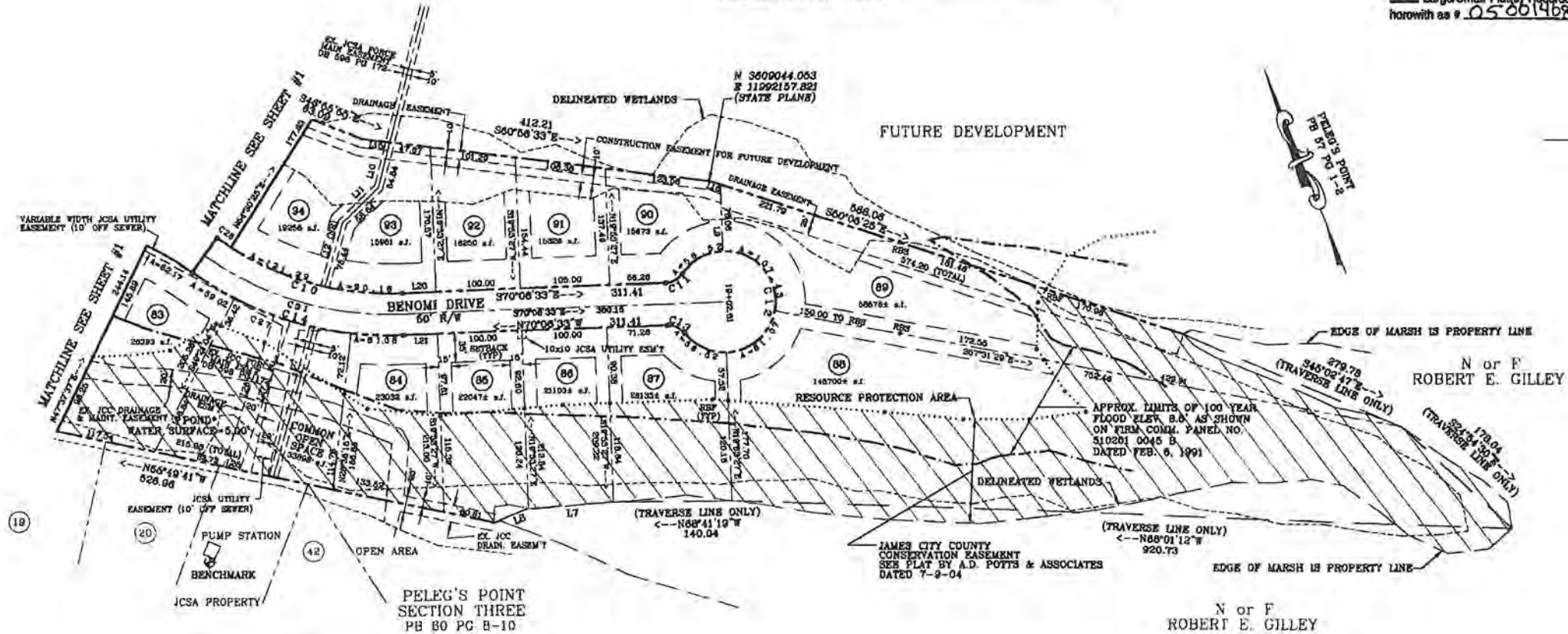
SCALE: 1"=100'

DATE: 1/28/04
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No.	Direction	Length	No.	Delta	Radius	Arc Length	Tangent	Chord
1	N77°41'01"E	40.56	1	7°34'44"	240.00	31.75	15.90	31.72 N34°59'08"E
2	N68°31'07"E	57.95	2	30°52'00"	25.00	35.28	21.30	32.43 S 91°41'18"E
3	S58°48'18"E	50.00	3	3°19'59"	1025.00	59.83	29.82	59.82 S51°20'18"E
4	S38°04'55"W (NR)	50.04	4	8°18'08"	855.18	34.93	47.55	34.95 N81°22'44"W
5	S49°40'17"E	50.24	5	11°12'14"	605.15	118.34	59.36	118.16 S82°49'53"E
6	N32°48'29"E	50.00	6	8°15'38"	25.00	38.07	23.63	34.60 S86°41'54"W
7	N72°10'59"W	100.07	7	31°29'50"	240.00	101.23	67.68	130.28 S27°19'10"W
8	S89°38'19"W	43.77	8	90°00'00"	25.00	39.27	25.00	35.36 S33°25'46"E
9	S19°53'27"W	78.08	9	48°14'01"	400.00	322.77	170.75	314.09 S65°18'45"E
10	S38°03'21"W	54.84	10	37°54'49"	350.00	231.60	120.22	227.40 S61°09'08"E
11	S89°10'46"W	58.64	11	53°58'05"	25.00	23.55	12.73	22.68 N82°54'24"E
12	S37°08'27"W (NR)	79.44	12	28°58'10"	60.00	301.53	---	70.69 S19°53'27"W
13	S41°54'12"W	8.03	13	53°58'05"	25.00	23.55	12.73	22.69 N43°07'50"W
14	S48°55'55"E	25.29	14	37°54'49"	400.00	264.69	137.39	259.89 N51°00'08"W
15	S60°58'33"E	33.33	15	46°14'01"	350.00	282.43	149.41	274.83 N55°18'44"W
16	S60°05'26"E	13.85	16	21°12'14"	665.18	242.47	122.64	241.09 N67°49'46"W
17	N56°49'41"W	40.03	17	21°12'14"	665.18	223.96	113.28	222.69 S87°49'46"E
18	N75°40'38"W	12.70	18	90°00'00"	25.00	39.27	25.00	35.36 N68°34'16"E
19	S78°25'44"E	10.00	19	31°29'50"	250.00	159.42	81.78	167.42 N27°19'10"E
20	S70°08'33"E	40.16	20	11°52'21"	240.00	49.78	24.96	49.84 N37°07'54"E
21	N70°08'33"W	40.15	21	45°00'00"	25.00	19.63	10.36	19.13 N79°04'16"E
22	N11°34'16"E	50.00	22	45°00'00"	25.00	19.63	10.36	19.13 N34°04'16"E
23	S49°40'17"E	46.89	23	8°22'00"	290.00	42.30	21.21	42.31 N38°53'05"E
24	S11°34'16"W	23.17	24	4°17'37"	240.00	17.98	9.00	17.98 N40°55'17"E
25	N56°49'41"W	20.13	25	3°18'14"	240.00	13.84	6.92	13.84 S41°24'58"W
26	N40°35'18"E	188.05	26	3°17'51"	350.00	20.14	10.07	20.14 S33°50'39"E
27	S40°35'18"W	188.70	27	20°42'49"	400.00	144.81	73.10	143.82 N51°00'21"W
28	N56°49'41"W	8.65	28	4°33'18"	665.18	52.09	26.05	52.07 N78°00'22"W
			29	21°12'14"	650.18	233.21	117.95	231.89 S87°49'46"E
			30	48°14'01"	375.00	292.50	150.08	294.46 S55°18'44"E
			31	37°54'49"	375.00	248.14	128.81	243.64 S61°09'08"E
			32	31°29'50"	265.00	145.68	74.73	143.85 N27°19'10"E
			33	11°52'21"	265.00	54.01	27.55	54.81 N37°07'54"E
			34	2°44'22"	265.00	12.87	6.34	12.87 N41°41'54"E
			35	9°08'00"	265.00	42.24	21.17	42.20 N35°46'44"E

NOTES:
ELEVATION EQUATION: PELEG'S POINT BENCHMARK -0.29' - JAMES CITY COUNTY GEODETIC CONTROL NETWORK (1929 DATUM)
BEARING EQUATION: PELEG'S POINT ROTATED COUNTER-CLOCKWISE 8°43'16" - JAMES CITY COUNTY GEODETIC CONTROL NETWORK
ZONED R-1 WITH PROXYERS
35' MINIMUM BUILDING SETBACK
15' MINIMUM SIDE YARD
35' MINIMUM REAR YARD
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER
ALL RIGHT-OF-WAY HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.
BENCHMARK - CHISELED SQUARE ON CONCRETE WALL AROUND OIL TANK AT PUMP STATION IN PELEG'S POINT SECTION TWO ELEVATION = 10.22'
UNLESS NOTED OTHERWISE, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE
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
* A DRAINAGE AND MAINTENANCE EASEMENT FOR THE POND SHALL INCLUDE ALL THE AREA INSIDE A LINE MEASURED 20' FROM THE WATER SURFACE ELEVATION SHOWN UNLESS NOTED OTHERWISE. EASEMENT TO BE RESERVED FOR MILL CREEK LANDING, LTD
NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
ALL CENTERLINES OF JCSA UTILITY EASEMENTS ARE LOCATED ON THE UTILITY CORRESPONDING TO THE CONSTRUCTION PLANS.
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.
ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
VOOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURE, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.



COMMONWEALTH OF VIRGINIA
ANTHONY D. POTTS
NO. 001487-B
Anthony D. Potts
1-29-04
LAND SURVEYOR