

#050017936

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT AS LOT 88 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 01-16-02 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 020002070. THE PROPERTY SHOWN ON THIS PLAT AS LOT 89 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 05-09-05 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 050012140.

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. OWNER: JOHN A. AND CYNTHIA J. STEGEMAN.

BY: John A. Stegeman 7/1/05  
SIGNATURE DATE  
JOHN A. STEGEMAN

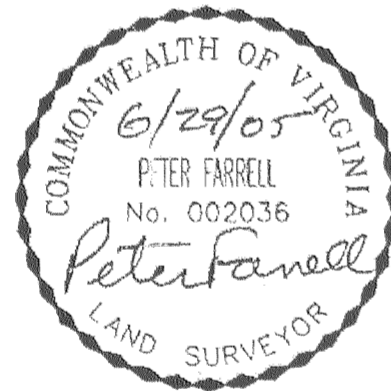
BY: Cynthia J. Stegeman 7/1/05  
SIGNATURE DATE  
CYNTHIA J. STEGEMAN

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia  
CITY/COUNTY OF James City  
I, Patricia M. Penn 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 1st  
DAY OF July, 2005. MY COMMISSION EXPIRES  
June 30, 2006  
Patricia M. Penn  
(SIGNATURE)

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.  
6-29-05 Peter Farrell  
DATE PETER FARRELL, LS NO. 002036



CERTIFICATE OF APPROVAL:

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

7/7/05 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY  
N/A  
DATE VA DEPARTMENT OF TRANSPORTATION

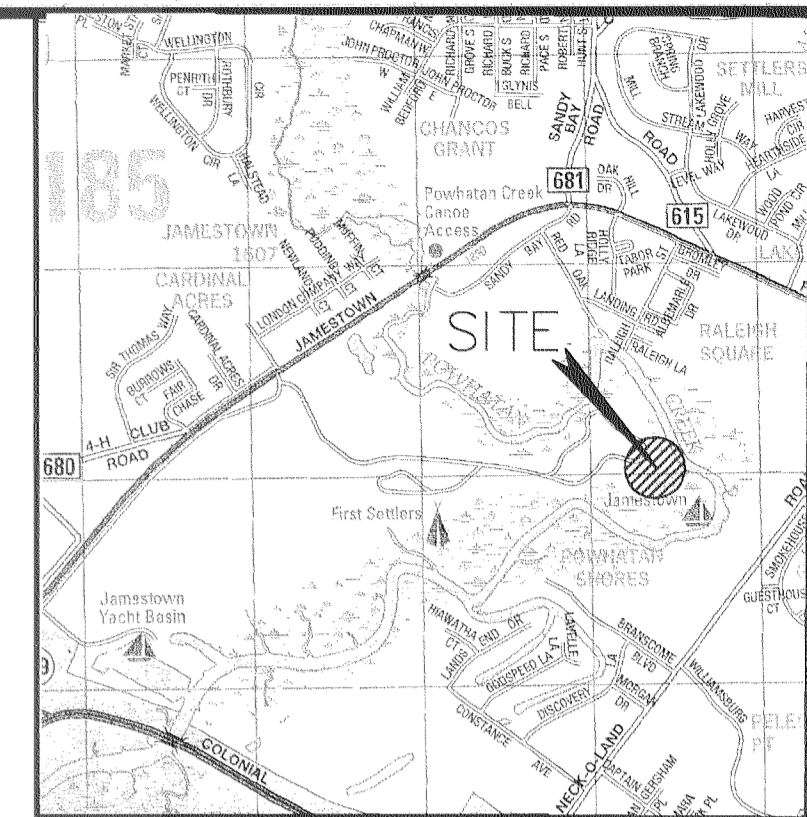
STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 8th DAY OF August, 2005 THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTEE: Betsy B. Woolridge, CLERK Claudia H. [Signature]  
DOCUMENT NO. 050017936

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4732400088 AND 4732400089 AND ZONED R2 WITH PROFFERS.
- 2. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- 3. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 4. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 5. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X AND AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201 0045B DATED 2-06-91.
- 7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 8. PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 10. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 11. 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.
- 12. REFERENCES USED IN THE PREPARATION OF THIS PLAT:  
INST. NO. 050012140  
INST. NO. 020002070  
P.B. 85, PG. 44  
P.B. 81, PG. 1  
P.B. 77, PG. 24
- 13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- 14. WETLANDS AND LANDS 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.
- 15. THIS PLAT IS BASED ON PLATS AND DEEDS OF RECORD AND INFORMATION SUPPLIED BY THE OWNER AND DOES NOT REPRESENT A FIELD SURVEY.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20504121 VICINITY MAP 1"=2000'

PLAT OF  
PROPERTY LINE EXTINGUISHMENT  
LOT 88 AND LOT 89  
LANDFALL AT JAMESTOWN  
PHASE FOUR

JAMESTOWN DISTRICT,  
JAMES CITY COUNTY, VIRGINIA  
DATE: JUNE 29, 2005  
SHEET 1 OF 2



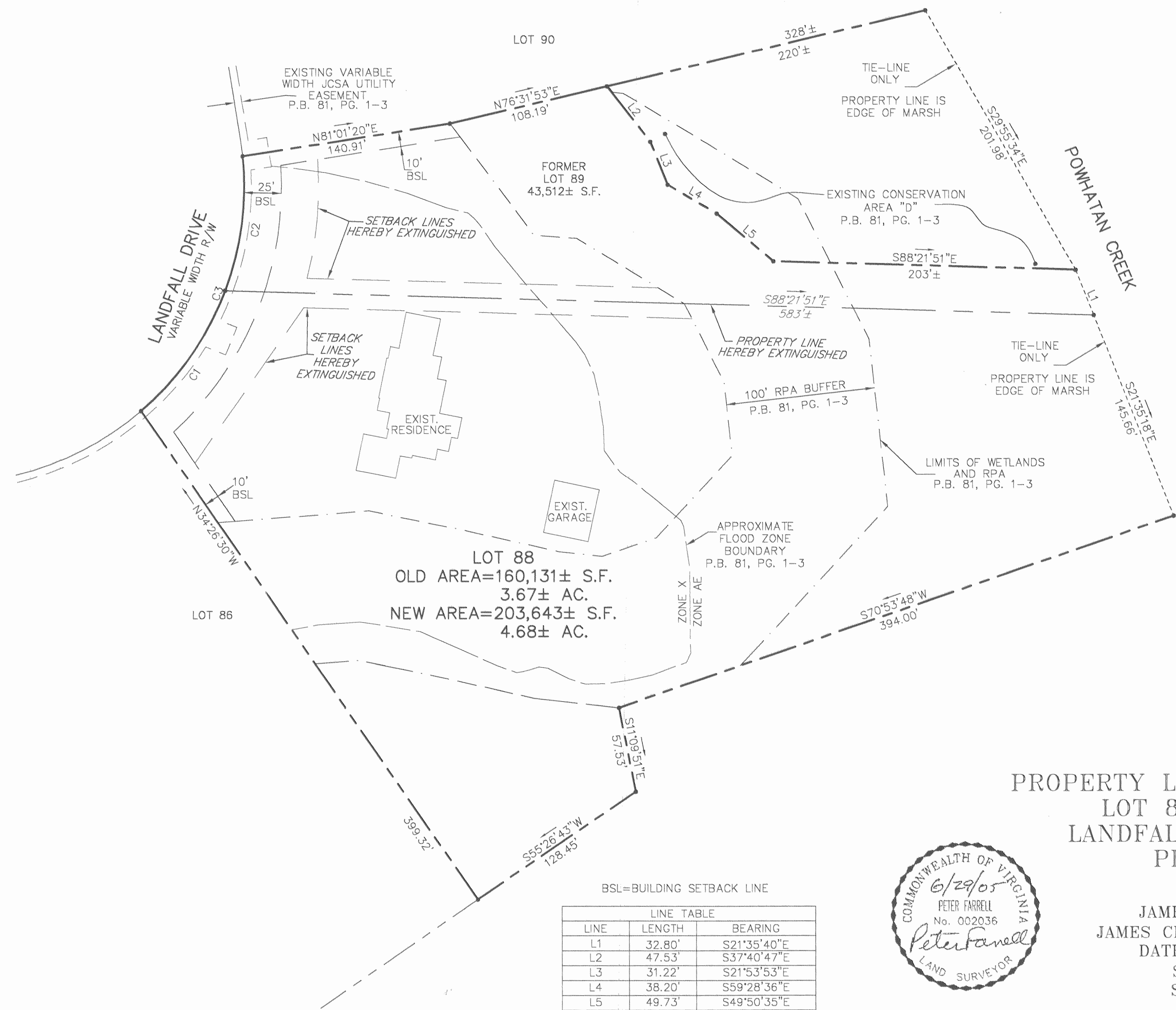
4029 Ironbound Road  
Suite 100  
Williamsburg, VA 23188  
Tel. (757) 253-2975  
Fax (757) 229-0049  
Email: lmdg@landmarkdg.com

5544 Greenwich Road  
Suite 200  
Virginia Beach, VA 23462  
Tel. (757) 473-2000  
Fax (757) 497-7933  
Email: lmdg@landmarkdg.com

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
8 August 2005  
at 10:09 AM/PM PB PG  
DOCUMENT # 050017936  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 050017936

#050017936



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at 10:09 AM/PM, PG. 4 August 2005  
 DOCUMENT # 050017936  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

PLAT OF  
 PROPERTY LINE EXTINGUISHMENT  
 LOT 88 AND LOT 89  
 LANDFALL AT JAMESTOWN  
 PHASE FOUR

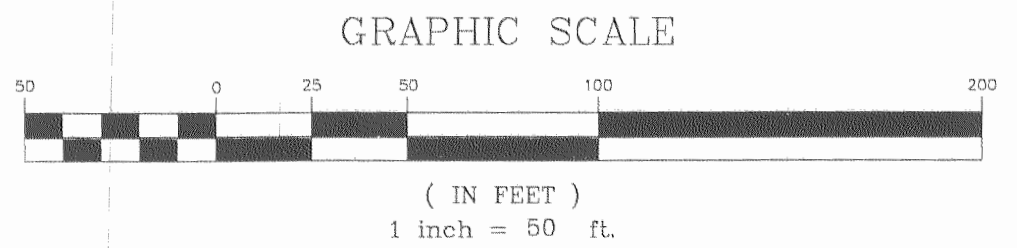
JAMESTOWN DISTRICT,  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: JUNE 29, 2005  
 SCALE: 1"=50'  
 SHEET 2 OF 2



BSL=BUILDING SETBACK LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.80'	S21°35'40"E
L2	47.53'	S37°40'47"E
L3	31.22'	S21°53'53"E
L4	38.20'	S59°28'36"E
L5	49.73'	S49°50'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	99.77'	200.00'	50.95'	98.74'	N34°52'36"E	28°34'57"
C2	92.09'	200.00'	46.88'	91.28'	N07°23'40"E	26°22'54"
C3	191.86'	200.00'	104.03'	184.59'	N21°41'09"E	54°57'51"



2 Large/Small Plat(s) Recorded  
 herewith as # 050017936

**LANDMARK**  
**DESIGN GROUP**  
 Engineers • Planners • Surveyors  
 Landscape Architects • Environmental Consultants

4029 Ironbound Road  
 Suite 100  
 Williamsburg, VA 23188  
 Tel. (757) 253-2975  
 Fax (757) 229-0049  
 Email: lmdg@landmarkdg.com

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P.B. 85, PG. 44

20050068-000.00 Landfall Lot 88-89 Pl. Ext. Plat\Lot88-PL\_Ext.dwg