

#050029984

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES. VMF2, L.L.C.

Vittorio Minichiello 9/26/05
 VITTORIO MINICHELLO, PRESIDENT DATE
 VMF2, L.L.C.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

B. L. Ellen 10/03/05
 AUTHORIZED REPRESENTATIVE OF THE DATE
 MEADOWS II HOMEOWNERS ASSOCIATION

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:

I, ROBERT M. OLIVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY NAME THIS 26 DAY OF SEPTEMBER, 2005

MY COMMISSION EXPIRES SEPTEMBER 30, 2005.

Robert M. Oliver
 NOTARY PUBLIC

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY TO-WIT:

I, ROBERT M. OLIVER A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY NAME THIS 30 DAY OF OCTOBER, 2005.

MY COMMISSION EXPIRES 9/30, 2007.

Robert M. Oliver
 NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF VMF2, L.L.C., AND WAS ACQUIRED FROM VITTORIO MINICHELLO AND TAMMY L. MINICHELLO BY DEED DATED MAY 1, 2001 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 010009455.

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.

Ronald W. Eads 4/07/04
 RONALD W. EADS, 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.

Bruce A. Win 9/27/05
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Paul S. Ziller 9/28/05
 VIRGINIA DEPARTMENT OF HEALTH DATE

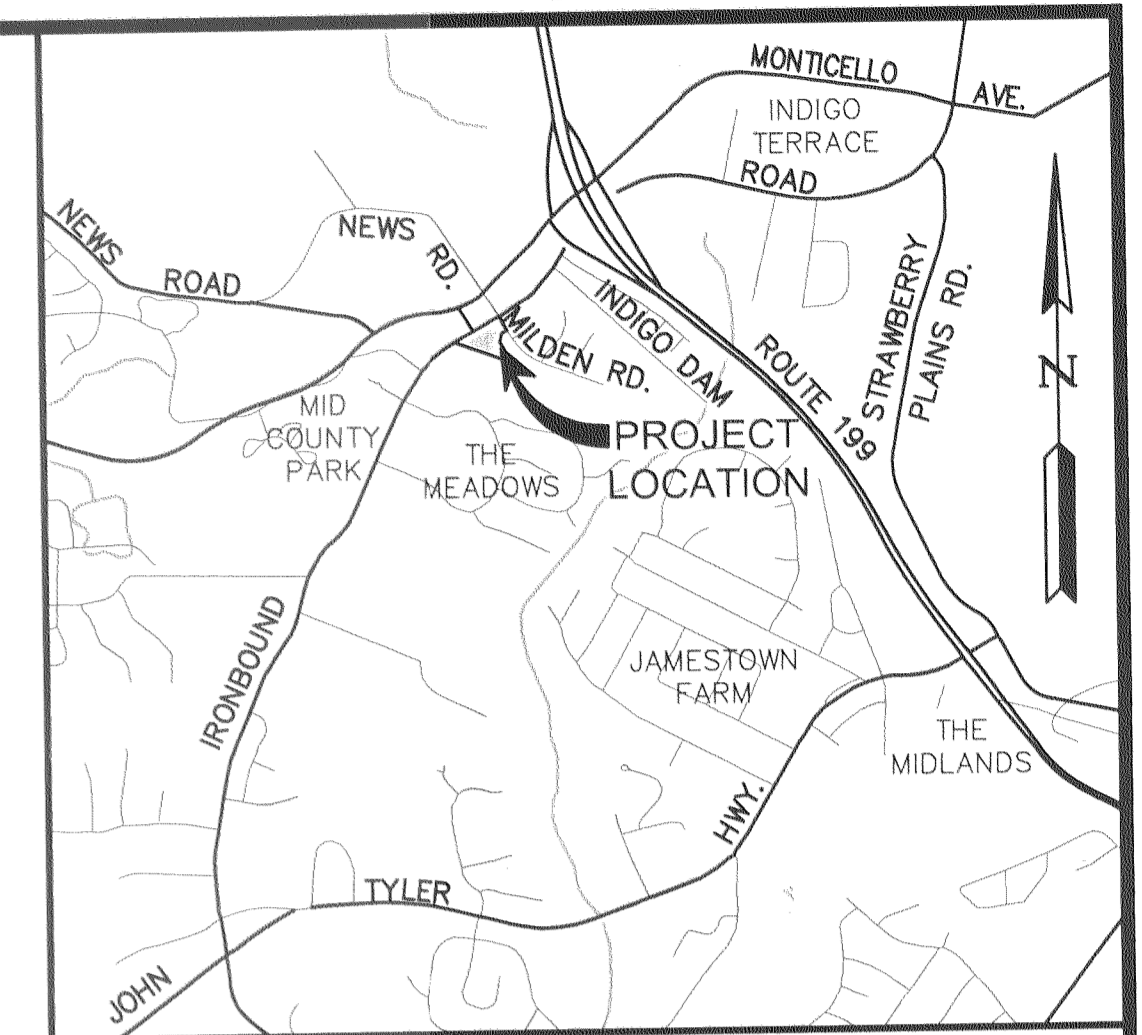
[Signature] 11/23/05
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF MEADOWS II HOMEOWNER'S ASSOCIATION, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM MEADOWS II LIMITED PARTNERSHIP BY DEED DATED JUNE 20, 2001 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 010011469.

NOTES:

- PROPERTY IS CURRENTLY ZONED R-2, GENERAL RESIDENTIAL DISTRICT WITH PROFFERS IN ACCORDANCE WITH REZONING CASE Z-4-03. MINICHELLO REZONING-3840 IRONBOUND RD. APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON AUGUST 12, 2003.
- THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL (38-3)(1-23). STREET ADDRESS: 3840 IRONBOUND ROAD
- SETBACK REQUIREMENTS:
 FRONT: 50' MINIMUM
 SIDE: 10' MINIMUM
 REAR: 35' MINIMUM
- THESE LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS ARE TO REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- ANY EXISTING, USED OR UNUSED WELLS OR SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- PROPERTY LINES AS SHOWN ARE BASED UPON FOUND MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE 35' LANDSCAPE PRESERVATION ZONE SHALL REMAIN UNDISTURBED AND IN ITS NATURAL STATE, EXCEPT, (i) WITH THE PRIOR APPROVAL OF THE DEVELOPMENT REVIEW COMMITTEE, FOR UTILITIES AND DRAINAGE IMPROVEMENTS AND (ii) WITH THE PRIOR APPROVAL OF THE DIRECTOR OF PLANNING, DEAD, DISEASED AND DYING TREES OR SHRUBBERY AND INVASIVE OR POISONOUS PLANTS MAY BE REMOVED.
- OWNER/DEVELOPER: VMF2, LLC, C/O VICTOR MINICHELLO
 1242 RICHMOND RD.
 WILLIAMSBURG, VA 23185
 757-220-1641



VICINITY MAP
 SCALE: 1"=2000'

- COMMON DRIVEWAYS MUST BE BUILT OR BONDED PRIOR TO FINAL SUBDIVISION PLAT APPROVAL.
- THIS PROJECT IS SITUATED IN THE MILL CREEK WATERSHED OF JAMES CITY COUNTY.
- ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 510201 0035 B, THE SITE IS RATED ZONE X. BASE FLOOD ELEVATION DETERMINED TO BE OUTSIDE 500 YR FLOODPLAIN.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIV 3 OF THE JCC ORDINANCE.

SHEET NUMBER	DESCRIPTION
COVER	PLAT OF SUBDIVISION COVER SHEET
2	PLAT OF SUBDIVISION
3	OVERALL DRAINAGE AND ENVIRONMENTAL INVENTORY
4	SITE AND UTILITY PLAN
5	UTILITY PROFILE
6	LANDSCAPE PLAN
7	NOTES AND DETAILS
8	NOTES AND DETAILS

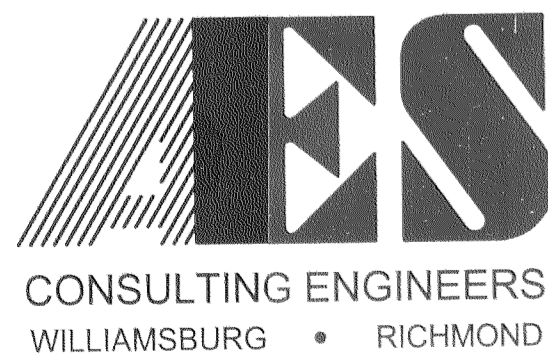
AREA TABULATION	S.F.±	AC.±
AREA OF LOT 1	25,367	0.582
AREA OF LOT 2	26,585	0.610
AREA OF LOT 3	29,387	0.675
AREA OF LOT 4	33,019	0.758
TOTAL AREA SUBDIVIDED	114,358	2.62

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19th DAY OF Dec, 2005.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE

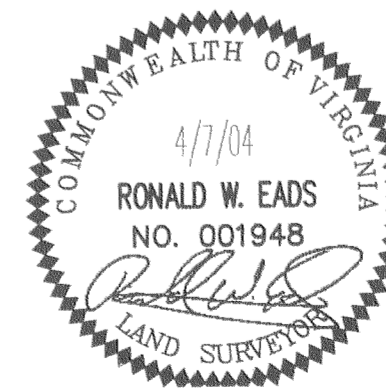
LAW DIRECTS. @ 10:32AM/PM 2 Large/Small Plat(s) Recorded herewith as # 050029984
 INSTRUMENT # 050029984
 TESTE: Betsy B. Woolridge, Clerk By Charles F. Bishop, 3rd Dep. Clerk
 BETSYB. WOOLRIDGE, CLERK

S:\Jobs\935100-VMF2\dwg\From RMO 08-05-05\1125-00-C01.dwg, 9/21/2005 4:20:28 PM



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

MINICHELLO VILLA
 SUBDIVISION OF O. JEAN RENICK
 PLAT OF SUBDIVISION
 OWNER/DEVELOPER: VMF2, LLC
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2.	08/11/05	REVISED PER JCC COMMENTS 3/17/05	AES
1.	11/30/04	REVISED PER JCC COMMENTS 10/15/04	AES

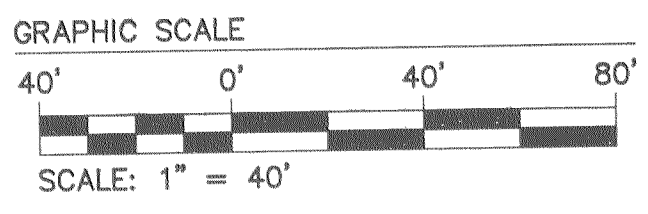
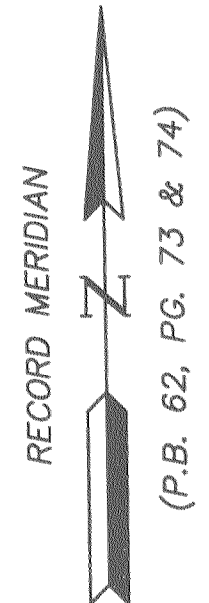
Designed RWE	Drawn EAW/JFS
Scale 1"=40'	Date 4/07/04
Project No. 9351	
Drawing No. 1 of 2	

#050029984

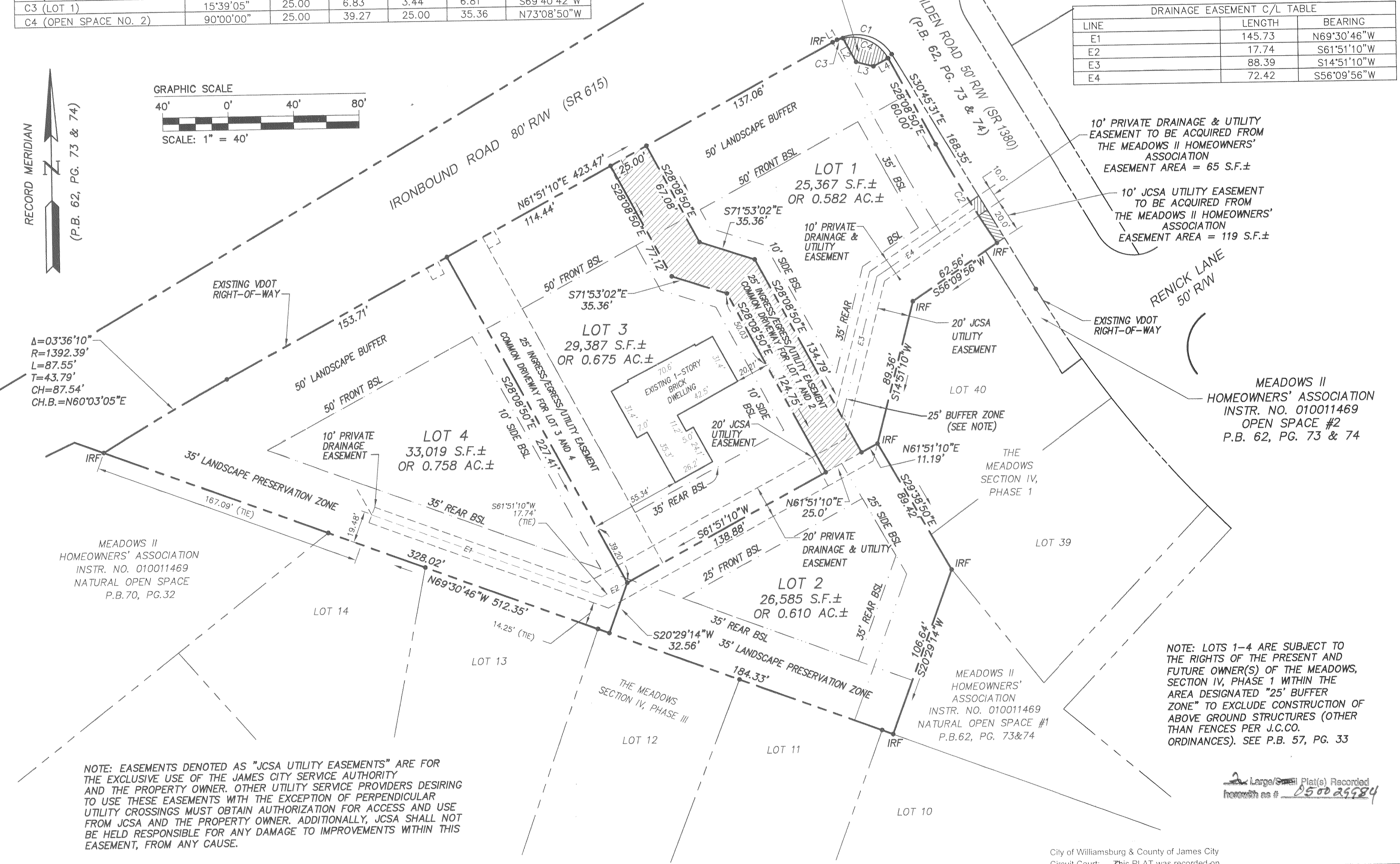
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1 (OPEN SPACE NO. 2)	87°23'20"	25.00	38.13	23.89	34.54	N74°27'10"W
C2 (LOT 1)	5°41'14"	715.00	70.97	35.52	70.94	S30°59'27"E
C3 (LOT 1)	15°39'05"	25.00	6.83	3.44	6.81	S69°40'42"W
C4 (OPEN SPACE NO. 2)	90°00'00"	25.00	39.27	25.00	35.36	N73°08'50"W

LINE	LENGTH	BEARING
L1 (OPEN SPACE NO. 2)	3.09	N61°51'10"E
L2 (LOT 1)	16.58	N28°08'50"W
L3 (LOT 1)	10.93	N74°50'53"W
L4 (LOT 1)	10.30	S61°51'10"W

LINE	LENGTH	BEARING
E1	145.73	N69°30'46"W
E2	17.74	S61°51'10"W
E3	88.39	S14°51'10"W
E4	72.42	S56°09'56"W



VARIABLE DIMENSIONED
SIGN EASEMENT
AREA = 295 SF±
(TO BE CONVEYED
TO THE MEADOWS II
HOMEOWNERS' ASSOCIATION)



$\Delta=03^{\circ}36'10''$
 $R=1392.39'$
 $L=87.55'$
 $T=43.79'$
 $CH=87.54'$
 $CH.B.=N60^{\circ}03'05''E$

MEADOWS II
HOMEOWNERS' ASSOCIATION
INSTR. NO. 010011469
NATURAL OPEN SPACE
P.B.70, PG.32

NOTE: 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.

10' PRIVATE DRAINAGE & UTILITY EASEMENT TO BE ACQUIRED FROM THE MEADOWS II HOMEOWNERS' ASSOCIATION
EASEMENT AREA = 65 S.F.±

10' JCSA UTILITY EASEMENT TO BE ACQUIRED FROM THE MEADOWS II HOMEOWNERS' ASSOCIATION
EASEMENT AREA = 119 S.F.±

MEADOWS II
HOMEOWNERS' ASSOCIATION
INSTR. NO. 010011469
OPEN SPACE #2
P.B. 62, PG. 73 & 74

NOTE: LOTS 1-4 ARE SUBJECT TO THE RIGHTS OF THE PRESENT AND FUTURE OWNER(S) OF THE MEADOWS, SECTION IV, PHASE 1 WITHIN THE AREA DESIGNATED "25' BUFFER ZONE" TO EXCLUDE CONSTRUCTION OF ABOVE GROUND STRUCTURES (OTHER THAN FENCES PER J.C.CO. ORDINANCES). SEE P.B. 57, PG. 33

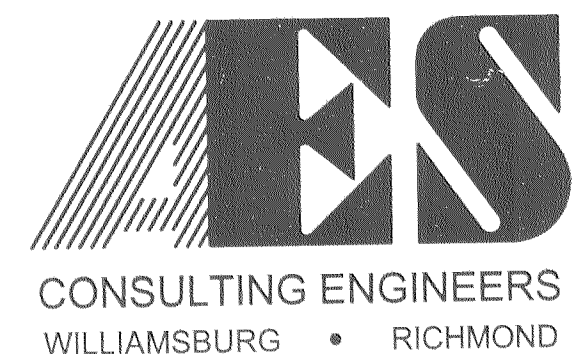
Large/Small Plat(s) Recorded
herein as # 050029984

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
19 December 2005

at 10:32 AM/PM/PB PG. 1
DOCUMENT # 050029984
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

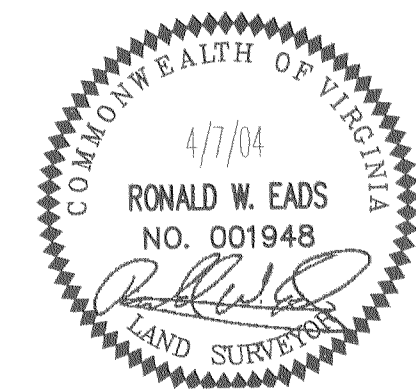
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Designed	Drawn
RWE	EAW/JFS
Scale	Date
1"=40'	4/7/04
Project No.	
9351	
Drawing No.	
2 of 2	



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PLAT OF SUBDIVISION
OWNER/DEVELOPER: VMF2, LLC
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



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