

#070002025

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANNE F. MURRAY, HIS WIFE, TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEED DATED 04/29/88 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 389 AT PAGE 365. (TAX PARCEL 4840100011)

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS VILLAGE HOUSING PHASE IV IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES, WESSEX HUNDRED DEVELOPMENT, INC.

Nov 18, 2006 DATE

Michael T. Hanifin SIGNATURE NAME PRINTED

CERTIFICATE OF NOTARIZATION:

STATE OF New Jersey

CITY/COUNTY OF Morris, BARBARA DAVIES 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 16th DAY OF November, 2006. MY COMMISSION EXPIRES 27th April 2010.

Barbara Davies (SIGNATURE)

THE VINEYARDS HOMEOWNERS ASSOCIATION, INC. A VIRGINIA CORPORATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS VILLAGE HOUSING PHASE IV IS APPROVED BY THE HOMEOWNERS ASSOCIATION.

12/20/06 DATE

Donald C. Beck SIGNATURE NAME PRINTED

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia

CITY/COUNTY OF James City, Terri Reed 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 20th DAY OF December, 2006. MY COMMISSION EXPIRES 6/30/2010.

Terri Reed (SIGNATURE)

CERTIFICATE OF APPROVAL

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

1/04/07 DATE Virginia Department of Transportation

1/19/07 DATE Subdivision Agent of James City County

STATE OF VIRGINIA COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23 DAY OF January 2007 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Betsy B. Woolridge, Clerk TESTE: Betsy B. Woolridge Clerk

DOCUMENT NO. 070002025

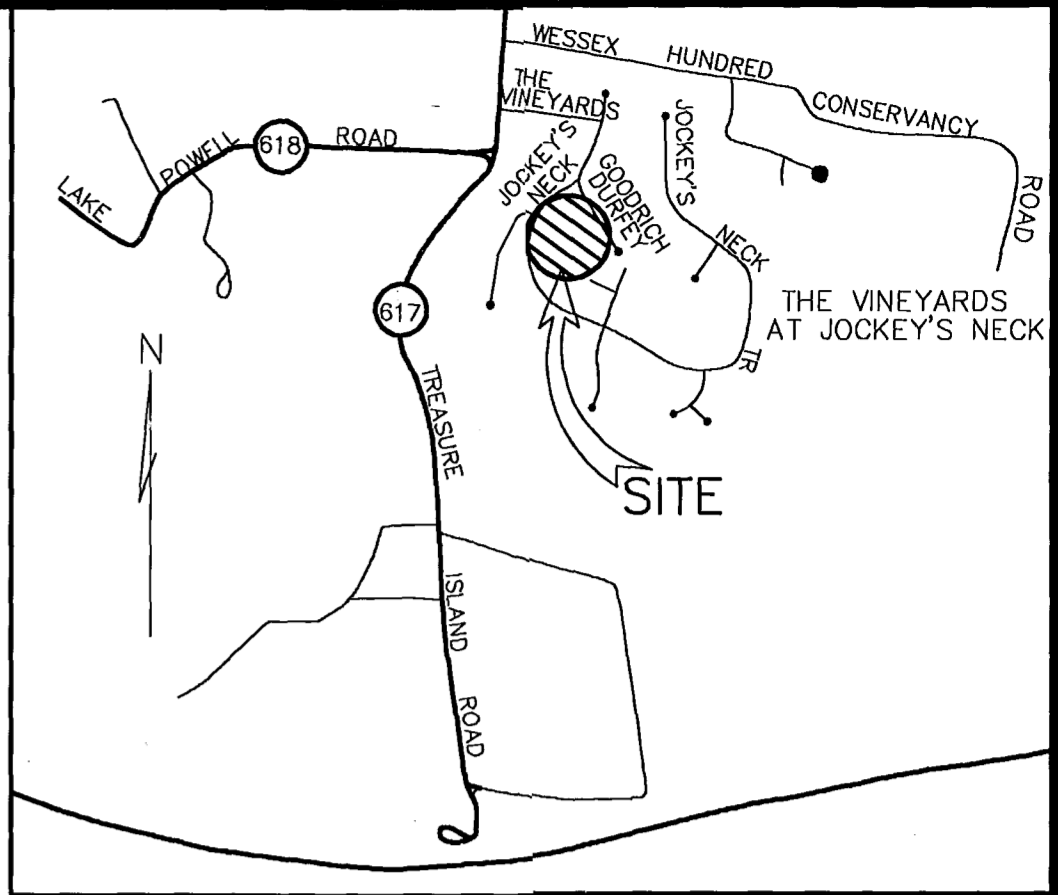
NOTES:

- 1. THIS PROPERTY IS A PORTION OF JAMES CITY COUNTY TAX PARCEL 4840100011. 2630 LAKE POWELL ROAD. 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0045 B, DATED FEB. 6, 1991. 3. THIS PROPERTY IS ZONED R1, (THIS PARCEL IS A PART OF AN APPROVED RESIDENTIAL CLUSTER MASTER PLAN PER SUP-6-91 AND Z-30-87). 4. THE SIX LOTS SHOWN ON THIS PHASE IV SUBDIVISION PLAN ARE THE FINAL VILLAGE HOUSING LOTS ALLOWED UNDER THE APPROVED MASTER PLAN (MP-2-06). 5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. 6. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. 7. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE: P.B. 55 PAGES 19-22 P.B. 78 PAGE 56 P.B. 59 PAGE 93 P.B. 85 PAGE 75 P.B. 64 PAGE 76 P.B. 86 PAGES 24-25 P.B. 66 PAGE 95 P.B. 87 PAGE 72 P.B. 69 PAGE 32 P.B. 88 PAGE 83

8. THE PROPERTY DEPICTED HEREON IS OVER 1 MILE FROM THE NEAREST JAMES CITY COUNTY GEODETIC CONTROL MONUMENT AND THEREFORE IS NOT TIED TO COUNTY DATUM.

9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 11. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 12. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE. 13. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA, AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE. 14. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. 15. 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. 16. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF RECORD. 17. FOR THE ADJUSTMENT OF LOT 13 AND OPEN SPACE PARCEL SEE JCC CASE S-32-06



VICINITY MAP SCALE: 1"=2000'

MINIMUM SETBACK REQUIREMENTS: FRONT YARD 15', SIDE YARD 10', REAR YARD 10'

AREA SUMMARY

Table with 2 columns: Description and Area. Includes Parcel 4840100011 (64.143± AC), Area in Lots (4.1178 AC), Open Space to HOA (8.2567 AC), Parcel 4840100011 (Residual) (51.769± AC).

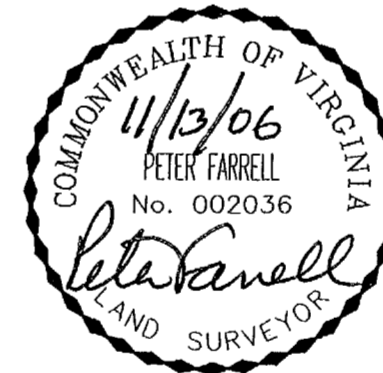
VILLAGE HOUSING TOTAL OPEN SPACE SUMMARY

Table with 2 columns: Description and Area. Includes Phase IV Open Space to HOA (8.2567 AC), Parcel 48440300001A (0.4902 AC), Parcel 48440300001A Open Space (0.3660 AC), Recreation Center (3.60± AC), Total Open Space (12.71± AC).

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.

Peter Farrell SIGNATURE DATE 11-13-06 PETER FARRELL, L.S.



CURVE TABLE with columns: CURVE, LENGTH, RADIUS, TANGENT, CHORD, CHORD BEARING, DELTA. Lists curves C1 through C11 with their respective measurements.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 23 January 2007 at 12:03 AM/PM, PG. 1 DOCUMENT # 070002025 BETSY B. WOOLRIDGE, CLERK

SUBDIVISION PLAT SHOWING VILLAGE HOUSING THE VINEYARDS AT JOCKEY'S NECK PHASE IV ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=50' DATE: 09/21/06 REVISED: 11/13/06

SHEET 1 OF 4



Engineers • Planners • Surveyors Landscape Architects • Environmental Consultants 4029 IRONBOUND ROAD SUITE 100 WILLIAMSBURG, VIRGINIA 23188 (757) 253-2975 FAX: (757) 229-0049

4 Large/Small Plat(s) Recorded herewith as # 070002025

#070002025

PARCEL ID#484030001A
OPEN SPACE/
CONSERVATION EASEMENT
P.B. 55, PG. 38
0.4902 AC

P.B. 55 PGS. 18-22

GOODRICH DURFEY
S.R. 1343 50' ROW

20' JCSA UTILITY
EASEMENT

BURNWETTER
50' R/W
S.R. 1345

VARIABLE WIDTH
JCSA UTILITY EASEMENT.
(20' ON EXISTING JCSA
SEWER MAIN.)

OPEN SPACE

OPEN SPACE

JEFF A. MITCHELL
INST. #030015924
PARCEL ID 4840300011

PHASE 1
VILLAGE HOUSING
AT THE VINEYARDS

WESSEX HUNDRED DEVELOPMENT, INC.
D.B. 389, PG. 365
PORTION OF TAX PARCEL 4840100011
OLD AREA 64.143± AC.
NEW AREA 51.633± AC.

OPEN SPACE
TO HOMEOWNERS ASSOCIATION
8.2567 AC.

EXISTING 20' JCSA
UTILITY EASEMENT
P.B. 83 PG. 72
PG. 78 PG. 56

SUBDIVISION PLAT SHOWING
VILLAGE HOUSING
THE VINEYARDS AT JOCKEY'S NECK
PHASE IV

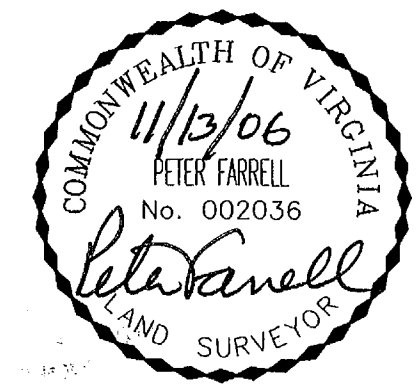
ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 09/21/06
REVISED: 11/13/06

4 Large/Small Plat(s) Recorded
herewith as # 070002025

SHEET 2 OF 4

LANDMARK
DESIGN GROUP

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049



City of Williamsburg & County of James City
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DOCUMENT # 070002025
BETSY B. WOOLRIDGE, CLERK

LEGEND
HOA=HOMEOWNERS ASSOCIATION
BSL=BUILDING SETBACK LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

DRAWN BY : GRO
CHKD. BY : PF

PROJ. NO. : 1880039-001.11
DWG. NO. : 17395W

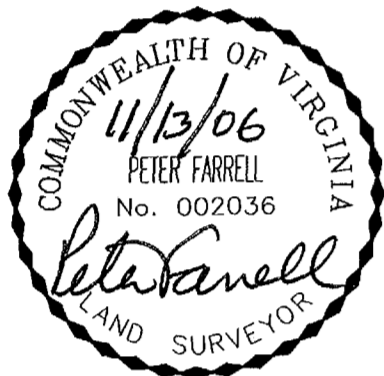
#070002025

SUBDIVISION PLAT SHOWING
VILLAGE HOUSING
THE VINEYARDS AT JOCKEY'S NECK
PHASE IV
ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=50' DATE: 09/21/06
REVISED: 11/13/06

SHEET 3 OF 4

**LANDMARK
DESIGN GROUP**

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049



MATCH LINE SEE SHEET 2

CAMPBELL CLOSE
50' ROW

MATCH LINE SEE SHEET 4

V13
JOHN B. AND VIRGINIA L. GRAZIADEI
INST. #010019707
PARCEL ID 4840300013

V14
W. TODD AND SHAUNTAE S. COVINGTON
INST. #060000794
PARCEL ID 4840300014
20' EXIST. DRAINAGE EASEMENT

V36
MARK S. AND DEBORAH L. RONSTAD
INST. #030019033
PARCEL ID 4840300036

PHASE 2

V45
MICHAEL J. AND MARIA A. BROOKS
INST. #060007624
PARCEL ID 4840300045

V44
DONALD R. LASHINGER
PARCEL ID 4840300044

PHASE 2

V37
JOHN B. AND TONIA B. HERRIN
INST. #040014380
PARCEL ID 4840300037

PHASE 3

V42
ROBERT A. RUST
PAMELA M. CASEY
INST. #020024642
PARCEL ID 4840300042

OPEN SPACE

WESSEX HUNDRED DEVELOPMENT, INC.
D.B. 389, PG. 365
PORTION OF TAX PARCEL 4840100011
OLD AREA 64.143± AC.
NEW AREA 51.633± AC.

OPEN SPACE
TO HOMEOWNERS ASSOCIATION
8.2567 AC.

V38
BRIAN J. AND CLAIRE L. HASSLINGER
INST. #040011344
PARCEL ID 4840300038

PHASE 3

V39
RICHARD E. AND TERRY L. CARR
INST. #980007864
PARCEL ID 4830600039

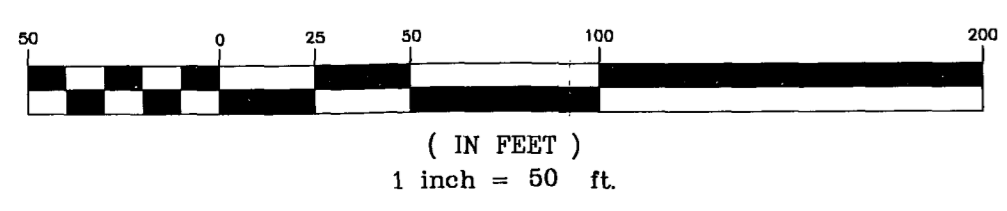
PHASE 3

V40
GEORGE RICHARD AND MARGARET CONNOLLY
INST. #970010238
PARCEL ID 4840300040

P.B. 55 PGS. 18-22

JOCKEY'S NECK TRAIL
50' R/W

GRAPHIC SCALE



4 Large/Small Plat(s) Recorded
herewith as # 070002025

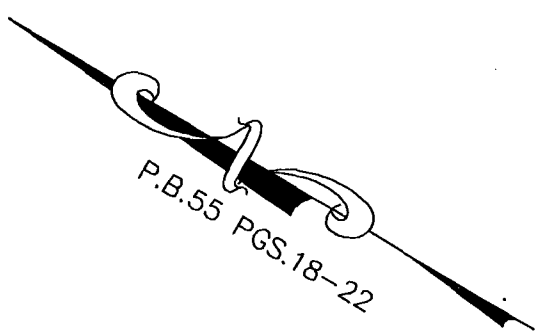
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
23 January 2007
at 12:03 PM, PG. 6
DOCUMENT # 070002025
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

DRAWN BY: CRO
CHKD. BY: PF

PROJ. NO.: 1880039-001.11
DWG. NO.: 17394AW

#070002025

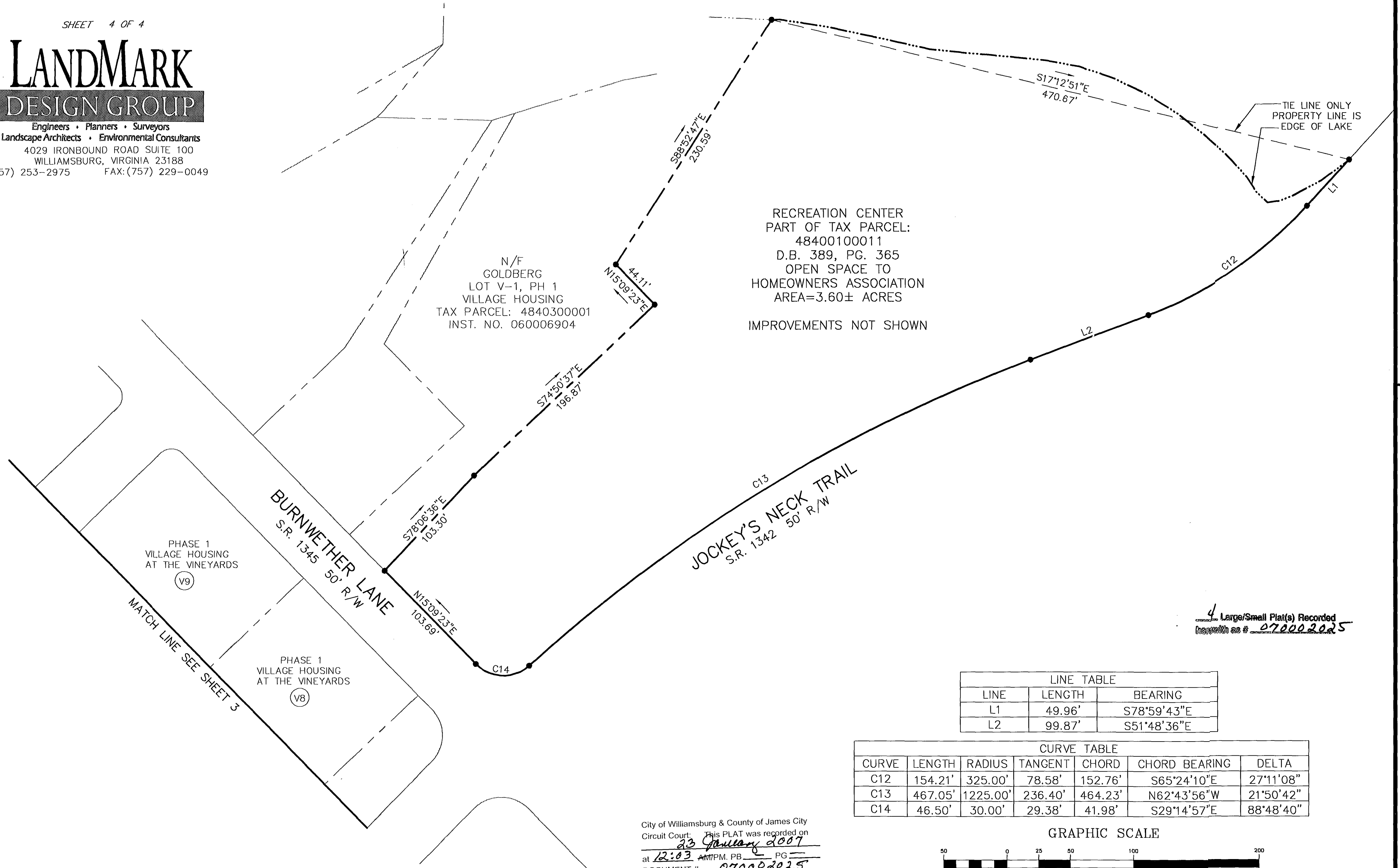
SUBDIVISION PLAT SHOWING
 VILLAGE HOUSING
 THE VINEYARDS AT JOCKEY'S NECK
 PHASE IV
 ROBERT'S DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=50' DATE: 09/21/06
 REVISED: 11/13/06



N/F
 WESSEX HUNDRED DEVELOPMENT, INC
 AJACAN LAKE
 PART OF TAX PARCEL: 4840100011
 D.B. 389, PG. 365

SHEET 4 OF 4

LANDMARK
DESIGN GROUP
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 Landscape Architects • Environmental Consultants
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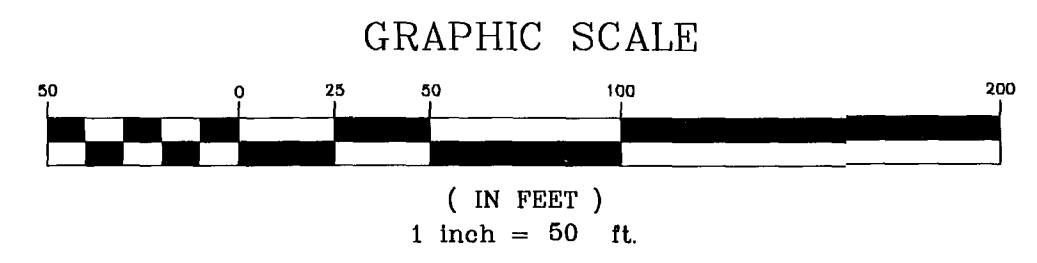
N/F
 GOLDBERG
 LOT V-1, PH 1
 VILLAGE HOUSING
 TAX PARCEL: 4840300001
 INST. NO. 060006904

RECREATION CENTER
 PART OF TAX PARCEL:
 48400100011
 D.B. 389, PG. 365
 OPEN SPACE TO
 HOMEOWNERS ASSOCIATION
 AREA=3.60± ACRES
 IMPROVEMENTS NOT SHOWN

4 Large/Small Plat(s) Recorded
 with as # 070002025

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.96'	S78°59'43"E
L2	99.87'	S51°48'36"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C12	154.21'	325.00'	78.58'	152.76'	S65°24'10"E	27°11'08"
C13	467.05'	1225.00'	236.40'	464.23'	N62°43'56"W	21°50'42"
C14	46.50'	30.00'	29.38'	41.98'	S29°14'57"E	88°48'40"



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 12:03 AM/PM, PG. 007
 DOCUMENT # 070002025
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk