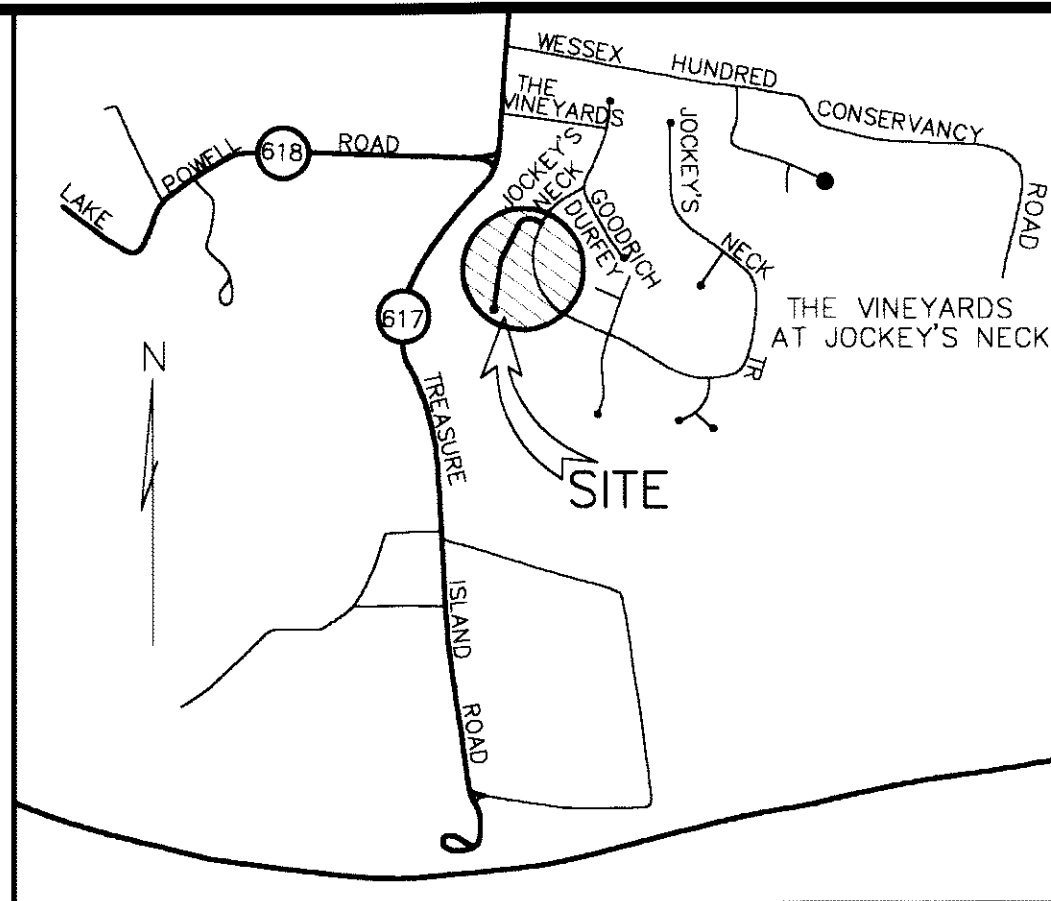


#070006869



VICINITY MAP SCALE : 1"=2000'

- NOTES: 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4830300005, 4830300006, 4830300007, AND 4830300008. 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONES AE & 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, LIMITED RESIDENTIAL DISTRICT. REFERENCE Z-30-87 AND SUP-41-87. 4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. 6. THE REFERENCES USED IN THE PREPARATION OF THIS SURVEY ARE: P.B. 79, PG. 71-73 P.B. 55, PAGE 18-22 DOC. NO. 040009703. 7. 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. 8. 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.

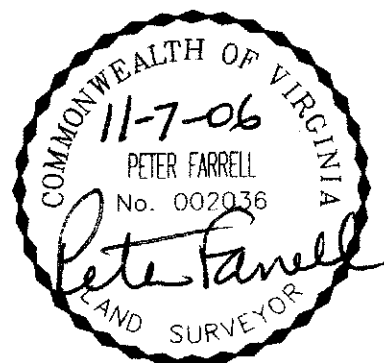
- 9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. 10. NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE. 11. SIGNS SHALL COMPLY WITH ARTICLE 2, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE. 12. A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION 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.

- 15. A 15' UTILITY AND DRAINAGE EASEMENT (UNLESS GREATER WIDTH IS NOTED) CENTERED ON ALL PROPERTY LINES IS HEREBY RESERVED BY WESSEX HUNDRED DEVELOPMENT, INC. 16. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" OF RECORD. 17. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. 18. WETLANDS AND/OR LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE PERMITTED BY SECTION 23-9C(1) OF THE JAMES CITY COUNTY CODE. 19. CUL-DE-SAC LENGTH (OLD ZONING ORDINANCE SEC. 17-36), CURRENT ZONING ORDINANCE SEC. 19-18) WAIVER GRANTED AS PART OF JCC CASE #S-52-88.

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 11-7-06 PETER FARRELL, L.S. DATE



CERTIFICATE OF SOURCE OF TITLE (LOTS 5, 6 & 7) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WESSEX HUNDRED DEVELOPMENT, INC. TO GARY P. WARREN AND LINDA SUE WARREN BY DEED DATED DECEMBER 11, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #010000234

OWNER'S CERTIFICATE (LOTS 5, 6, & 7) THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

GARY WARREN 11/28/06 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Melissa J. Holland, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF November 2006

Melissa J. Holland SIGNATURE

MY COMMISSION EXPIRES: 10-31-09

Linda Warren 11/28/06 LINDA WARREN DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City I, Melissa J. Holland, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF November 2006

Melissa J. Holland SIGNATURE

MY COMMISSION EXPIRES: 10-31-09

CERTIFICATE OF SOURCE OF TITLE (LOT 8) THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY JOHN A HERRMANN, JR. AND JOYCE NIXON HERRMANN TO JOHN ANTHONY HERRMANN, JR., TRUSTEE AND JOYCE N. HERRMANN, TRUSTEE BY DEED DATED JUNE 17, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY. AS INSTRUMENT #040017305.

OWNER'S CERTIFICATE (LOT 8) THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

JOHN A. HERRMANN, JR. 11/9/06 DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF WILLIAMSBURG I, William R. Bland, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF NOVEMBER 2006

William R. Bland SIGNATURE

MY COMMISSION EXPIRES: 10/31/07

Joyce Nixon Herrmann Trustee 11/09/06 JOYCE NIXON HERRMANN DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF WILLIAMSBURG I, William R. Bland, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF NOVEMBER 2006

William R. Bland SIGNATURE

MY COMMISSION EXPIRES: 10/31/07

MINIMUM SETBACK REQUIREMENTS: FRONT YARD 60' FROM Q OF ROAD SIDE YARD 15' REAR YARD 35'

RPA DENOTES RESOURCE PROTECTION AREA RMA DENOTES RESOURCE MANAGEMENT AREA

BOUNDARY LINE ADJUSTMENT OF LOTS 5, 6, 7 & 8 AND RIGHT OF WAY VACATION PLAT

THE VINEYARDS AT JOCKEY'S NECK, PHASE 3 PB. 79 PAGES 71-73 INSTRUMENT#000023380

ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA SCALE: 1"=100' DATE: 11/07/06

SHEET 1 OF 2



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

CERTIFICATE OF APPROVAL

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

12-01-06 Virginia Department of Transportation

3/9/07 Ellen M. Cook 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 9 DAY OF March 2007. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. at 1:59 p.m.

TESTE: Betsy B. Woolridge, CLERK OF CIRCUIT COURT DOCUMENT NO. 070006869

#070006869

**BOUNDARY LINE ADJUSTMENT
OF LOTS 5, 6, 7 & 8
AND RIGHT OF WAY VACATION PLAT**

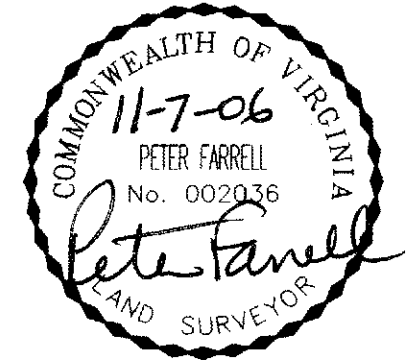
THE VINEYARDS AT JOCKEY'S NECK, PHASE 3

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
3-09-2007
at 1:59 PM. PB. PG.
DOCUMENT # 070006869
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

ROBERTS DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 11/07/06

SHEET 2 OF 2

**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

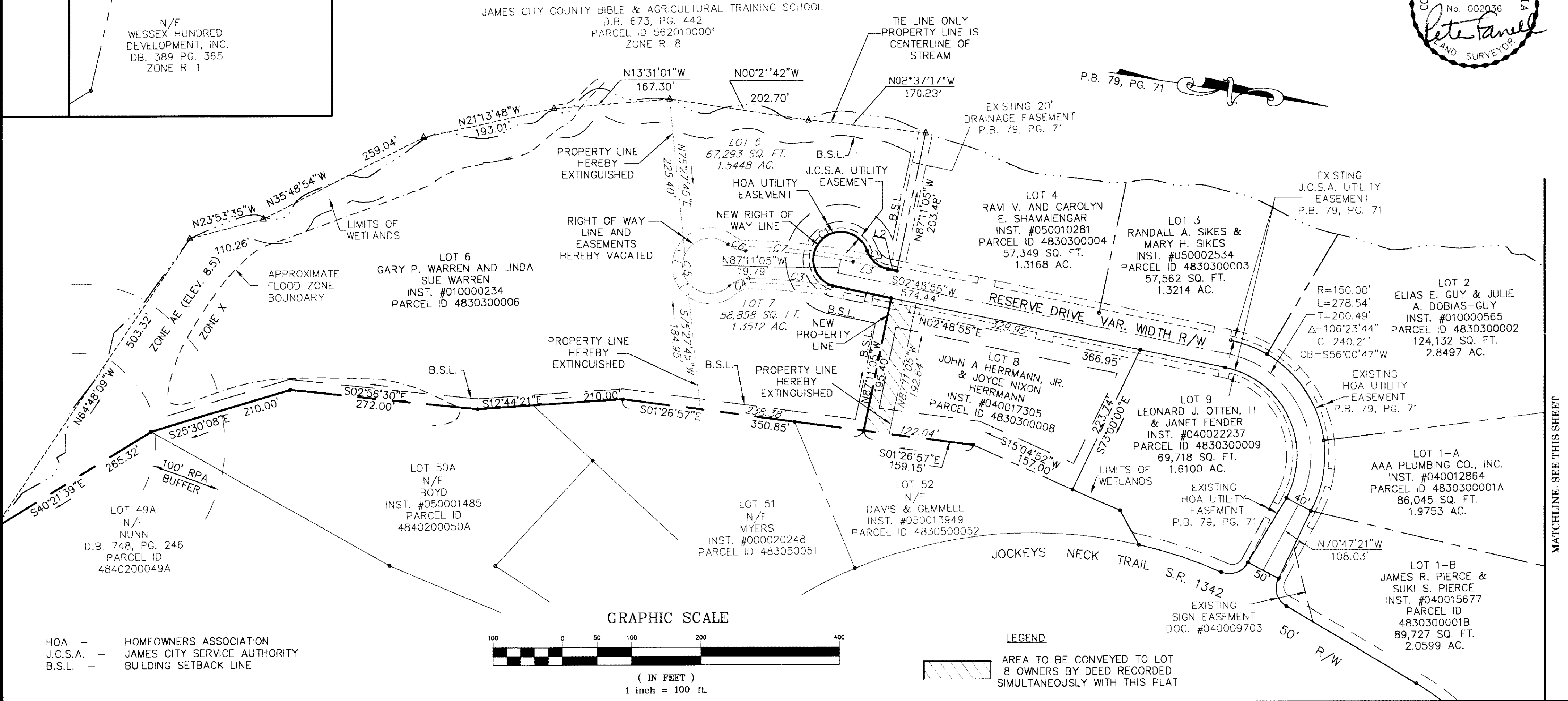
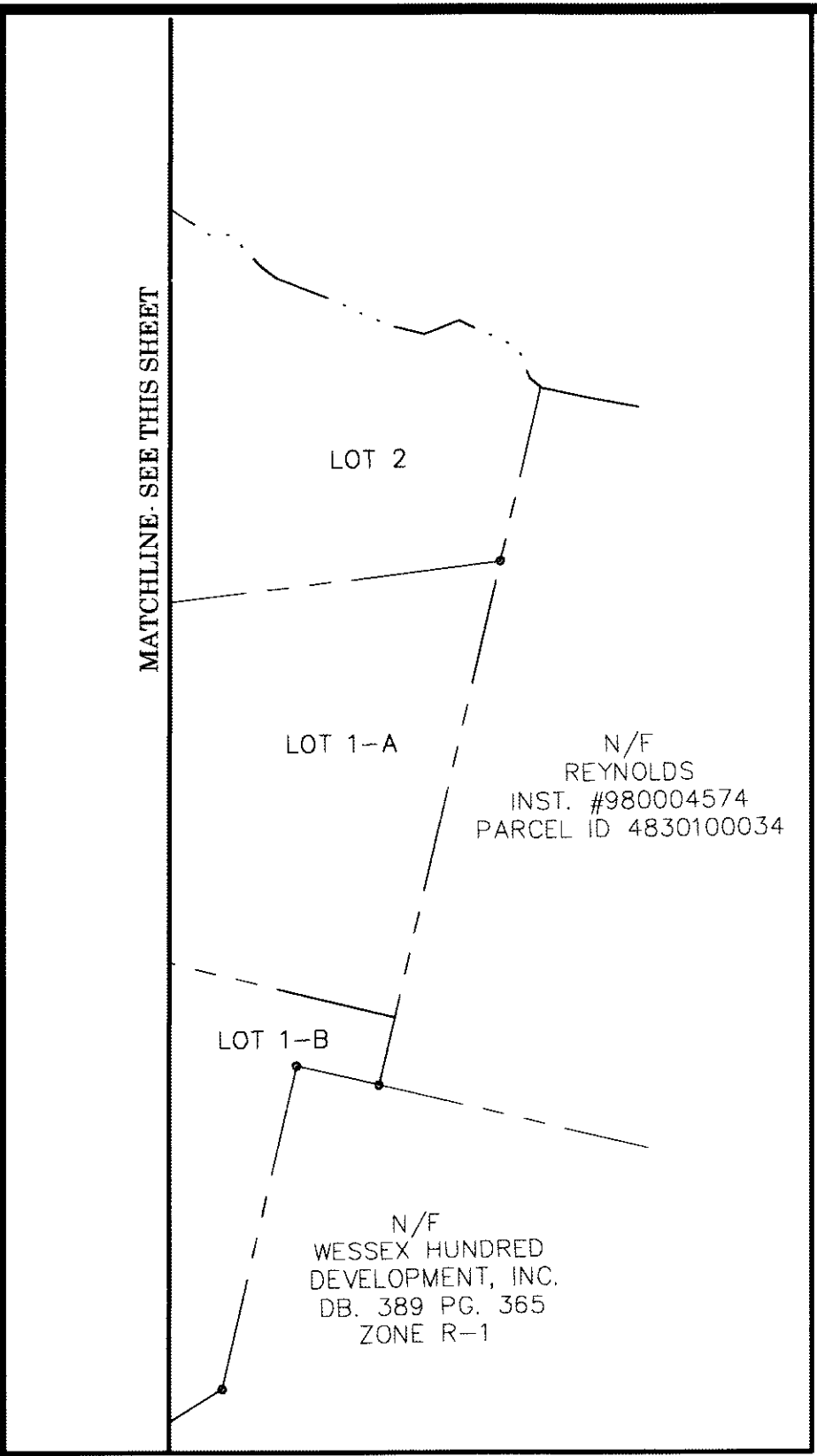


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	163.35'	40.00'	78.54'	71.29'	S54°20'49"E	233°58'48"
C2	41.77'	40.00'	23.01'	39.90'	N32°43'45"E	59°49'40"
C3	144.28'	730.00'	72.38'	144.05'	S02°50'49"E	11°19'28"
C4	30.41'	40.00'	15.98'	29.68'	S30°17'23"E	43°33'41"
C5	183.43'	40.00'	45.42'	60.04'	N79°17'56"E	262°44'17"
C6	27.58'	40.00'	14.36'	27.03'	N10°55'01"E	39°30'06"
C7	156.55'	770.00'	78.55'	156.28'	S03°00'33"E	11°38'57"

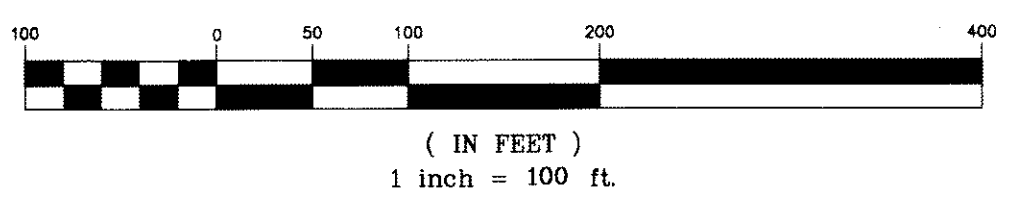
LINE TABLE		
LINE	LENGTH	BEARING
L1	86.56'	S02°48'55"W
L2	13.33'	N02°48'55"E
L3	49.59'	N02°48'55"E

AREA TABULATION

RESERVE DRIVE	49,973 S.F.	1.1472 AC.
OLD AREA		
NEW AREA	42,869 S.F.	0.9841 AC.
LOT 5		
OLD AREA	67,293 S.F.	1.5445 AC.
NEW AREA	0 S.F.	0 AC.
LOT 7		
OLD AREA	58,858 S.F.	1.3512 AC.
NEW AREA	0 S.F.	0 AC.
LOT 6		
OLD AREA	294,406 S.F.	6.7586 AC.
NEW AREA	420,467 S.F.	9.6526 AC.
LOT 8		
OLD AREA	59,560 S.F.	1.3673 AC.
NEW AREA	66,739 S.F.	1.5321 AC.



GRAPHIC SCALE



HOA - HOMEOWNERS ASSOCIATION
J.C.S.A. - JAMES CITY SERVICE AUTHORITY
B.S.L. - BUILDING SETBACK LINE

MATCHLINE - SEE THIS SHEET