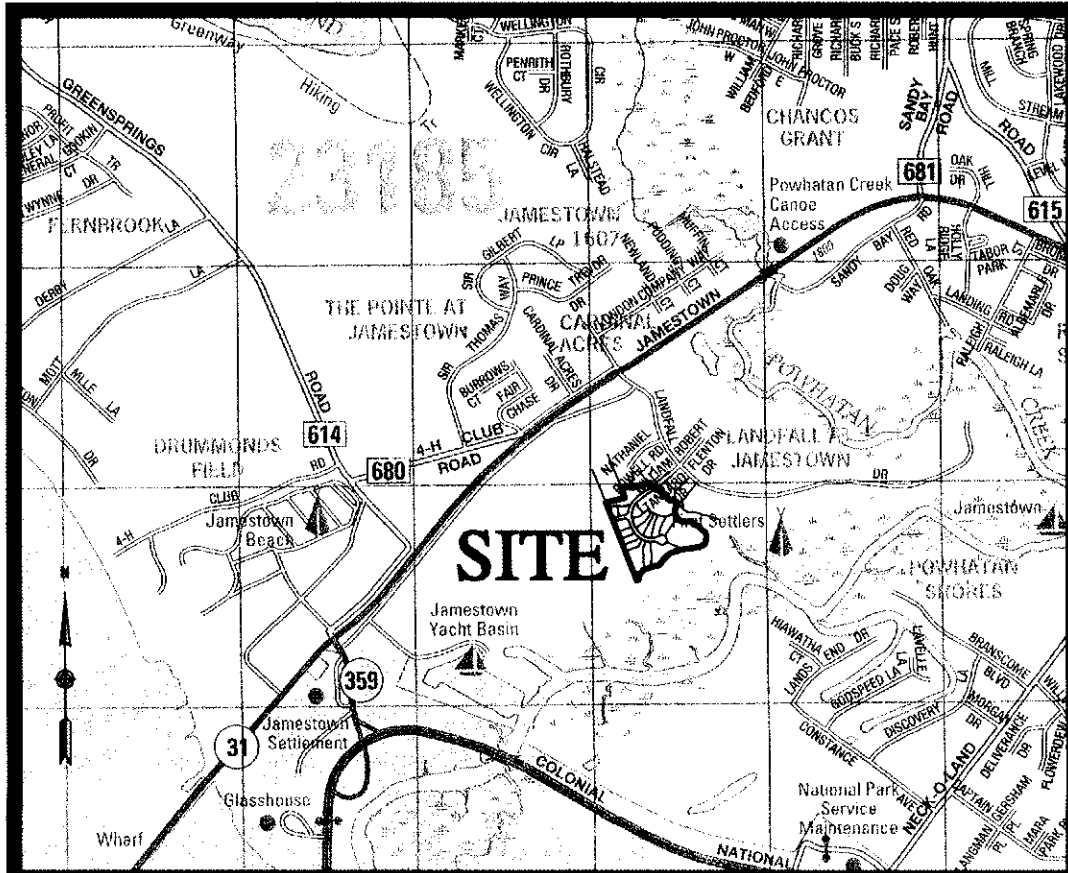


#070017891



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20409135
VICINITY MAP: 1" = 2000'

Owner's Consent

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS LANDFALL VILLAGE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

McCALE DEVELOPMENT - LANDFALL, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY Lewis A. McMurrin, III DATE 5/17/2007

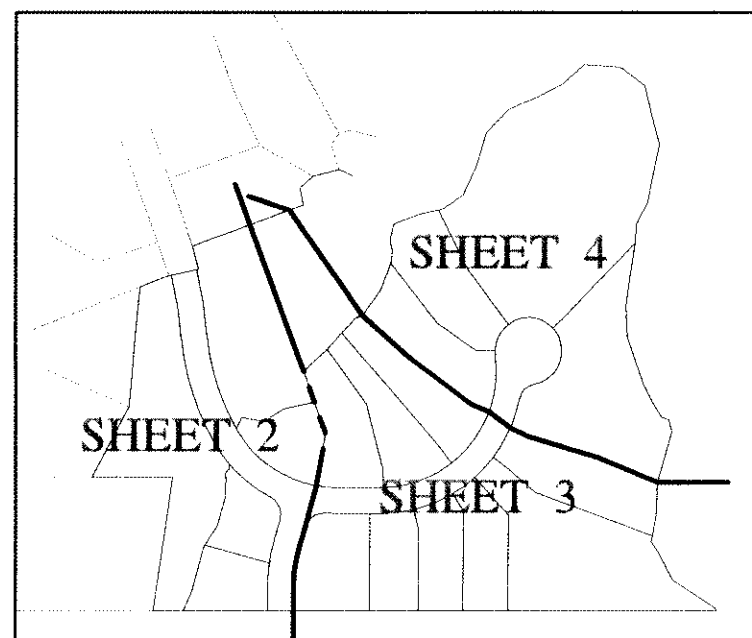
Certificate Of Notarization

STATE OF VIRGINIA
COUNTY/CITY OF NEWPORT NEWS, TO WIT:

I, FORREST C. MILLER A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 17TH DAY OF MAY, 2007.

Forrest C. Miller August 31, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



Sheet Index

**State Of Virginia
County Of James City**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THIS 21 DAY OF JUNE, 2007. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 12:56 PM

TESTE: Betsy B. Worland By Claudia H. Bickel, Dep. Clerk
CLERK

PLAT BOOK _____, PAGE _____

General Notes

- 1. THE PROPERTY SHOWN HEREON IS LISTED AS TAX PARCEL NUMBER 473-01-00-044 AMONG THE RECORDS OF THE COUNTY OF JAMES CITY, VIRGINIA REAL ESTATE ASSESSMENT OFFICE.
- 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 3. THIS PROPERTY IS ZONED R2 (GENERAL RESIDENTIAL DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

MINIMUM LOT AREA 10,000 S.F.
MINIMUM LOT WIDTH AT THE SETBACK LINE
LOTS LESS THAN 20,000 S.F. 75 FEET
LOTS OF 20,000 S.F. TO 45,560 S.F. 100 FEET
LOTS MORE THAN 45,560 S.F. 150 FEET

- SPECIAL PROVISIONS FOR CORNER LOTS
(a) THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS
(b) NO STRUCTURE SHALL BE LOCATED CLOSER THAN 25 FEET TO THE SIDE STREET
(c) EACH CORNER LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.

MINIMUM FRONT YARD SETBACK 25 FEET
MINIMUM SIDE YARD SETBACK 10 FEET
MINIMUM REAR YARD SETBACK 35 FEET

- 4. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 5. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. 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.
- 7. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 8. THE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 9. CONSERVATION AREAS ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION
- 10. BOUNDARY INFORMATION SHOWN ON THIS PLAT ARE BASED ON JAMES CITY COUNTY GEODETIC CONTROL NETWORK MONUMENT NUMBER 317 AND RM 3-AZ.
- 11. THIS PLAT IS IDENTIFIED BY JAMES CITY COUNTY AS SUBDIVISION PLAT S-095-05.
- 12. THIS PROPERTY IS IN FLOOD ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AND ZONE AE (EL. 8.5) (BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510201 0045B, DATED FEBRUARY 6, 1991.
- 13. NATURAL OPEN SPACE EASEMENTS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 14. ANY EXISTING UNUSED WELL(S) 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. REFERENCE TO THE ADJUSTED RPA IS NOTED IN A LETTER DATED AUGUST 14, 2006 FROM THE ENVIRONMENTAL DIRECTOR DARRYL E. COOK, P.E.

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARTER HILL, INCORPORATED, A VIRGINIA CORPORATION TO McCALE DEVELOPMENT- LANDFALL, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 27, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809, PAGE 323.

Area Table

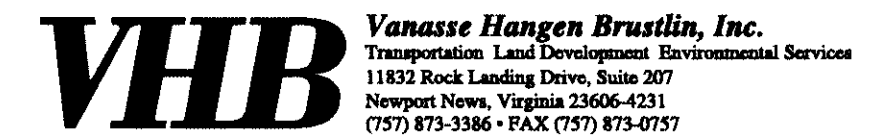
AREA OF LOTS 361,506 S.F. 8.2990 ACRES
AREA OF RIGHT OF WAY 49,041 S.F. 1.1258 ACRES
AREA OF COMMON AREA 1 45,982 S.F. 1.0556 ACRES
AREA OF COMMON AREA 2 87,298 S.F. 2.0041 ACRES
TOTAL SUBDIVIDED AREA 543,827 S.F. 12.4845 ACRES
AREA OF CONSERVATION EASEMENT 287,144 S.F. 6.5919 ACRES

PLAT OF SUBDIVISION
LANDFALL VILLAGE
(PART OF THE LANDFALL AT JAMESTOWN DEVELOPMENT)

JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 09/15/06 SHEET 1 OF 4 SCALE: 1"=40'

PROJECT NO: 31825.01 DRAWN BY: DWP

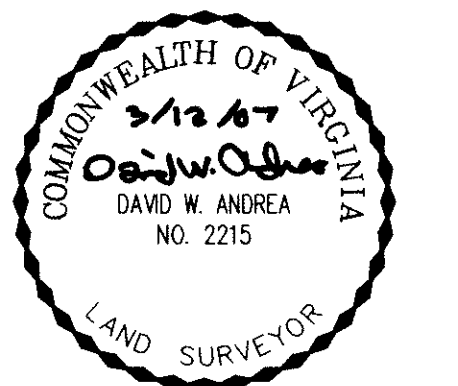


REVISED: 3/12/07

Surveyor's Certification

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.

David W. Andrea 3/12/07
DAVID W. ANDREA DATE



Trustee's Consent

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEE.

RESOURCE BANK
DEED OF TRUST DATED NOVEMBER 9, 2001 AS INSTRUMENT NUMBER 010022669

CONSENTED TO:
BY: H. Winkler

Certificate Of Notarization

STATE OF VIRGINIA
COUNTY/CITY OF NEWPORT NEWS, TO WIT:

I, FORREST C. MILLER A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 17TH DAY OF MAY, 2007.

Forrest C. Miller August 31, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES

4 070017891

Certificate Of Approval

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

5/30/07 [Signature]
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

6/13/07 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

#070017891

PLAT OF SUBDIVISION

LANDFALL VILLAGE

(PART OF THE LANDFALL AT JAMESTOWN DEVELOPMENT)

JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 09/15/06 SHEET 2 OF 4 SCALE: 1"=40'

PROJECT NO: 31825.01 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 207
Newport News, Virginia 23606-4231
(757) 873-5386 • FAX (757) 873-0757

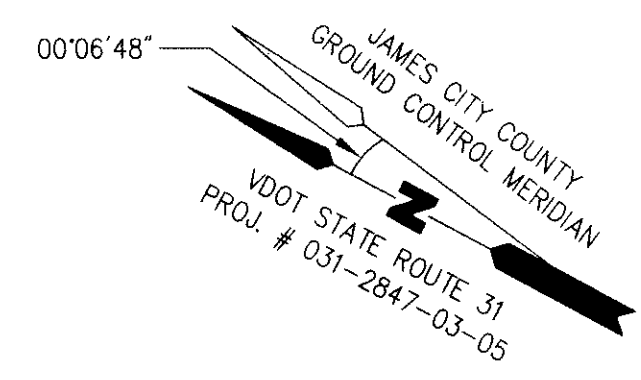
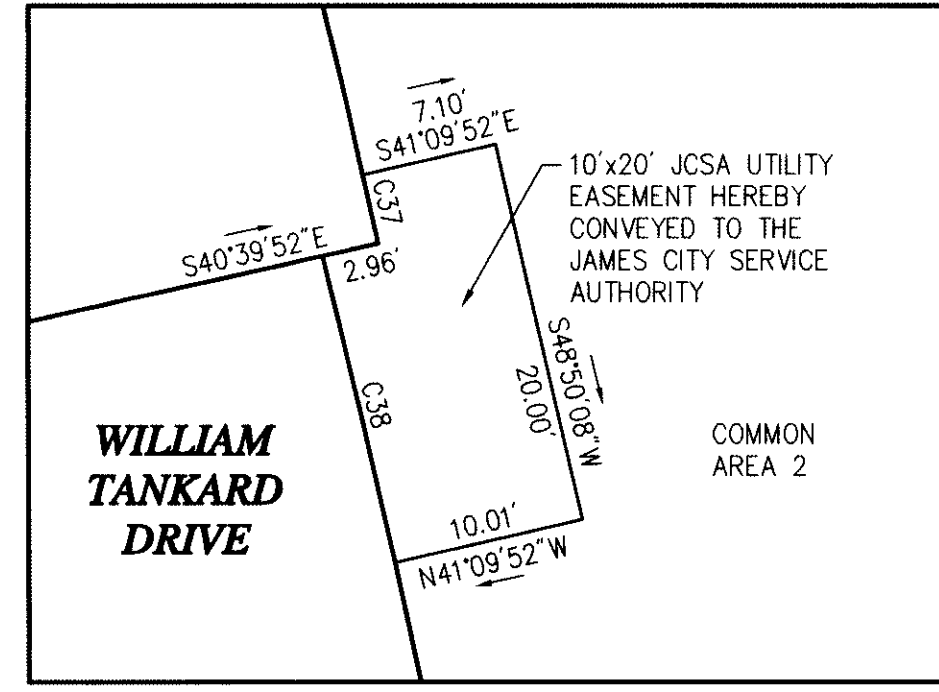
REVISED: 3/12/07



Legend

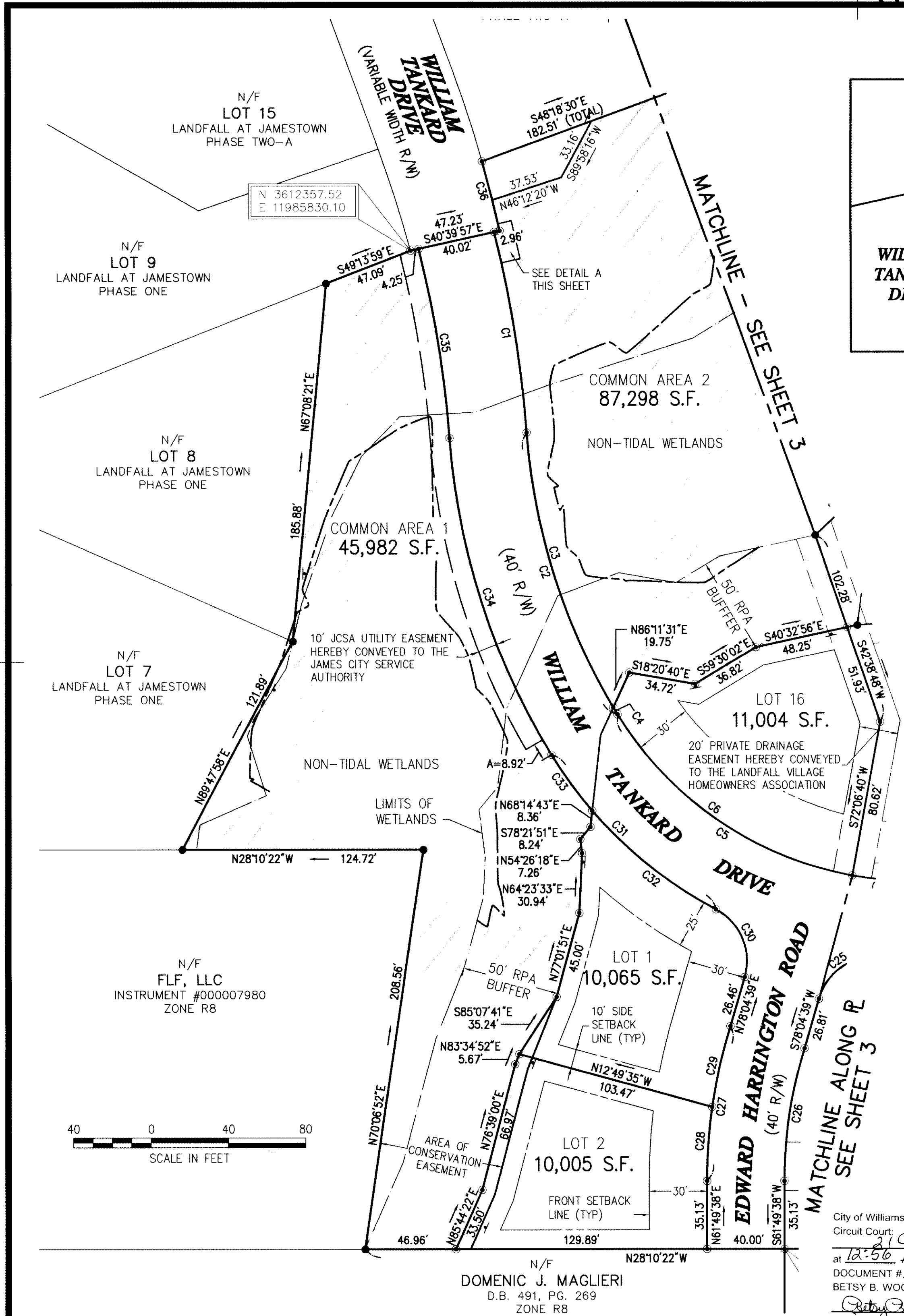
- IRON ROD SET
- ANGLE POINT
- PROPOSED CONSERVATION EASEMENT SIGN

AREA OF CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY



CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	620.00'	09°43'10"	105.18'	52.71'	105.05'	S52°41'38"W
C2	326.00'	27°10'50"	154.65'	78.81'	153.21'	S43°57'48"W
C3	326.00'	26°26'06"	150.41'	76.57'	149.08'	S44°20'10"W
C4	326.00'	00°44'44"	4.24'	2.12'	4.24'	S30°44'45"W
C5	180.00'	58°32'45"	183.93'	100.90'	176.03'	S01°06'00"W
C6	180.00'	48°15'45"	151.62'	80.64'	147.18'	S06°14'30"W
C7	180.00'	10°17'00"	32.31'	16.20'	32.26'	S23°01'52"E
C8	180.00'	01°17'25"	4.05'	2.03'	4.05'	S28°49'04"E
C9	180.00'	36°32'27"	114.80'	59.43'	112.86'	S47°44'00"E
C10	180.00'	31°38'00"	99.38'	50.99'	98.12'	S81°49'14"E
C11	180.00'	27°59'27"	87.94'	44.86'	87.06'	N68°22'02"E
C12	52.00'	269°33'50"	244.65'	52.40'	73.82'	N09°09'13"E
C13	52.00'	08°11'16"	7.44'	3.72'	7.42'	S58°27'57"W
C14	52.00'	52°21'43"	47.52'	25.57'	45.89'	S88°44'27"W
C15	52.00'	83°10'16"	75.48'	46.14'	69.03'	N23°29'34"W
C16	52.00'	125°50'35"	114.21'	101.71'	92.60'	N81°00'51"E
C17	25.00'	71°14'48"	31.09'	17.91'	29.12'	N71°41'16"W
C18	220.00'	12°54'09"	49.54'	24.88'	49.44'	N79°08'25"E
C19	220.00'	13°34'17"	52.11'	26.18'	51.99'	S87°37'22"E
C20	220.00'	11°01'43"	42.35'	21.24'	42.28'	S75°19'22"E
C21	220.00'	11°01'43"	42.35'	21.24'	42.28'	S64°17'38"E
C22	220.00'	17°11'43"	66.03'	33.26'	65.78'	S50°10'55"E
C23	220.00'	13°24'42"	51.51'	25.87'	51.38'	S34°52'43"E
C24	220.00'	04°42'48"	18.10'	9.05'	18.09'	S25°48'58"E
C25	30.00'	78°27'47"	41.08'	24.49'	37.95'	N62°41'28"W
C26	229.90'	17°18'02"	69.42'	34.98'	69.16'	S70°28'39"W
C27	269.90'	17°13'10"	81.12'	40.87'	80.81'	S70°26'13"W
C28	269.90'	08°07'15"	38.25'	19.16'	38.22'	S65°53'16"W
C29	269.90'	09°05'55"	42.86'	21.48'	42.82'	S74°29'51"W
C30	30.00'	78°27'47"	41.08'	24.49'	37.95'	N38°50'45"E
C31	220.00'	30°45'31"	118.10'	60.51'	116.69'	N14°59'37"E
C32	220.00'	21°27'08"	82.37'	41.67'	81.89'	N10°20'26"E
C33	220.00'	09°18'23"	35.73'	17.91'	35.69'	N25°43'11"E
C34	366.00'	27°10'50"	173.63'	88.48'	172.00'	N43°57'48"E
C35	580.00'	09°49'23"	99.44'	49.84'	99.32'	N52°38'32"E
C36	630.00'	3°22'36"	37.13'	18.57'	37.12'	N47°38'45"E
C37	630.00'	0°20'01"	3.67'	1.83'	3.67'	N49°10'03"E
C38	620.00'	1°30'43"	16.36'	8.18'	16.36'	N48°35'24"E
C39	173.00'	4°42'59"	14.24'	7.12'	14.24'	S63°38'44"E
C40	173.00'	6°08'25"	18.54'	9.28'	18.53'	S69°04'26"E
C41	229.90'	4°59'27"	20.03'	10.02'	20.02'	S64°19'21"W



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
21 June 2007
at 12:56 AM/PM, PG. _____
DOCUMENT # 070017891
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#070017891

PLAT OF SUBDIVISION
LANDFALL VILLAGE
 (PART OF THE LANDFALL AT JAMESTOWN DEVELOPMENT)
 JAMESTOWN MAGISTERIAL DISTRICT
 JAMES CITY COUNTY, VIRGINIA

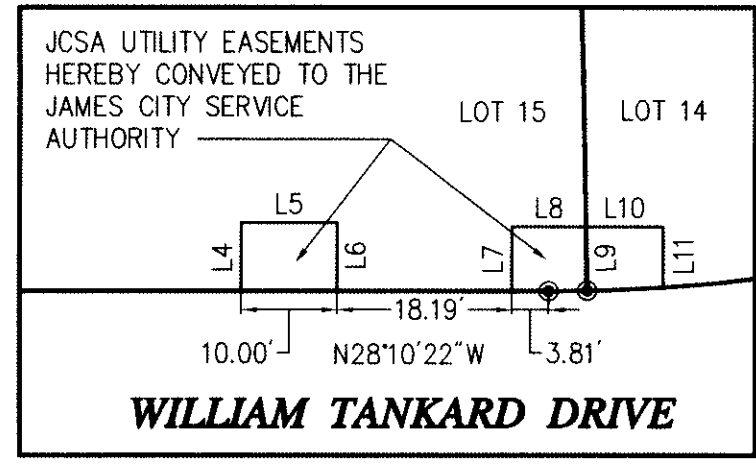
DATE: 09/15/06 SHEET 3 OF 4 SCALE: 1"=40'
 PROJECT NO: 31825.01 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
 Transportation Land Development Environmental Services
 11832 Rock Landing Drive, Suite 207
 Newport News, Virginia 23606-4231
 (757) 873-3386 • FAX (757) 873-0757

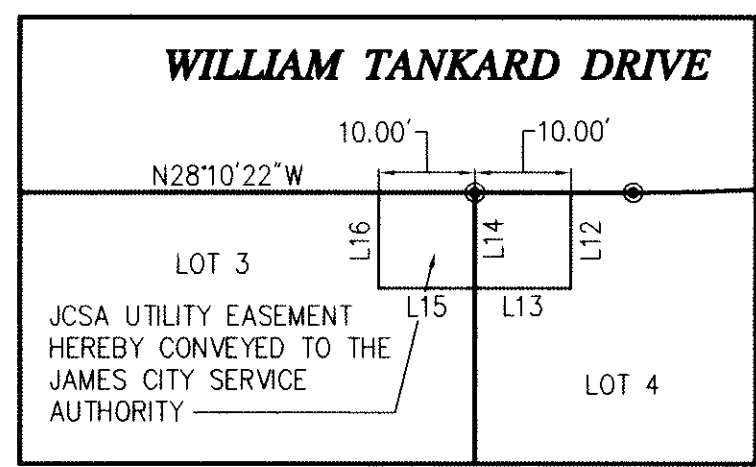
REVISED: 3/12/07



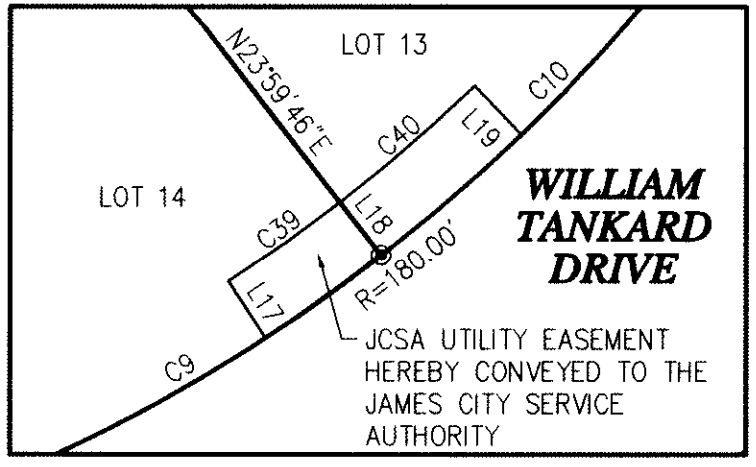
LINE	LENGTH	BEARING
L1	44.47'	S40°36'59"E
L2	49.13'	S56°09'45"E
L3	53.79'	S73°17'24"E
L4	7.06'	N61°49'38"E
L5	10.00'	S28°10'22"E
L6	7.06'	S61°49'38"W
L7	6.65'	N61°49'38"E
L8	7.72'	S28°10'22"E
L9	6.60'	N60°32'13"E
L10	8.09'	S28°10'22"E
L11	6.25'	S61°49'38"W
L12	10.00'	S61°49'38"W
L13	10.00'	N28°10'22"W
L14	10.00'	S61°49'38"W
L15	10.00'	N28°10'22"W
L16	10.00'	N61°49'38"E
L17	7.00'	N28°42'45"E
L18	7.00'	N23°59'46"E
L19	7.00'	S17°51'21"W



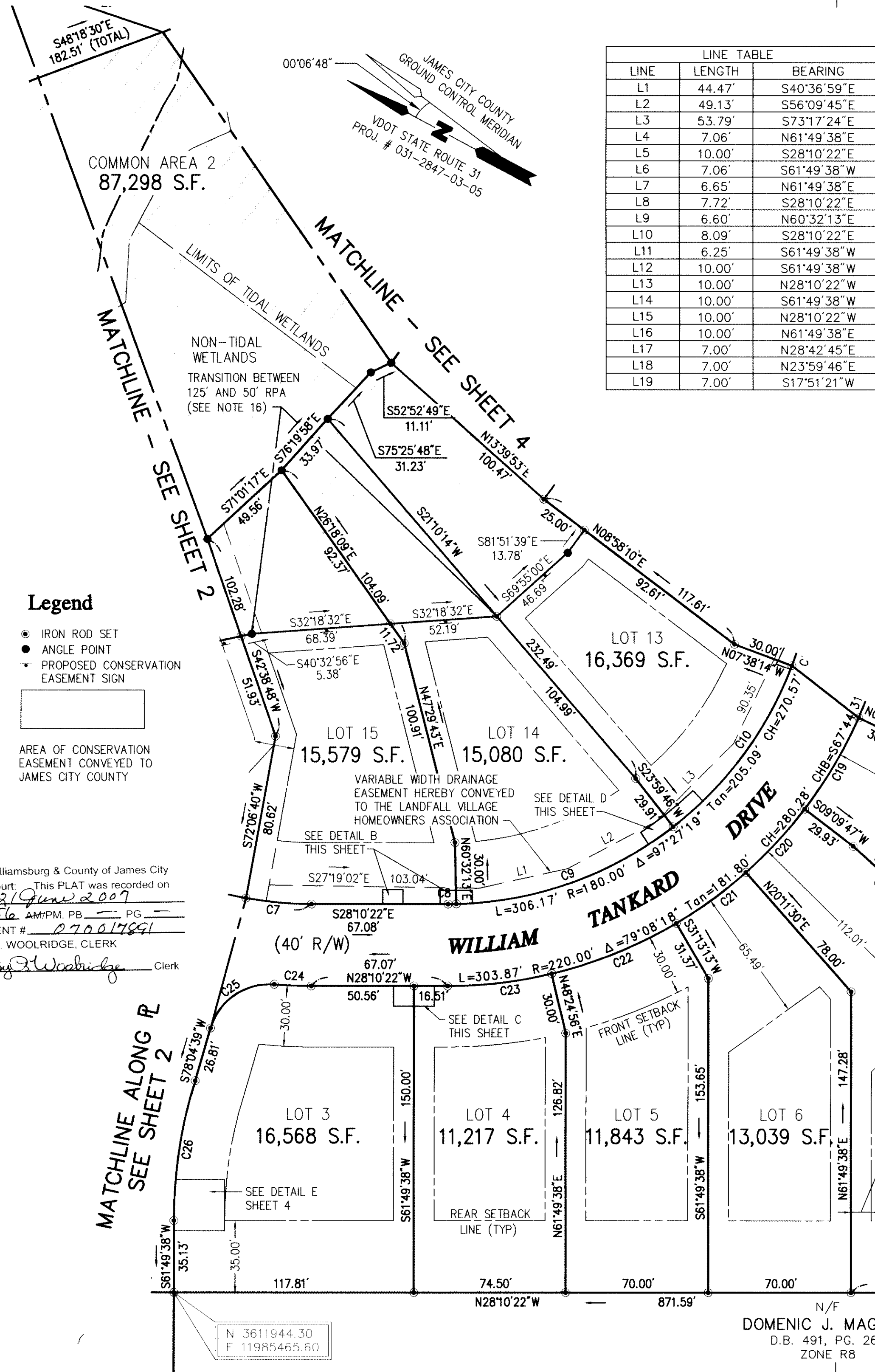
DETAIL B
 SCALE: 1"=20'



DETAIL C
 SCALE: 1"=20'



DETAIL D
 SCALE: 1"=20'



Legend

- IRON ROD SET
- ANGLE POINT
- PROPOSED CONSERVATION EASEMENT SIGN
- AREA OF CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 2/9/07 at 12:56 AM/PM. PB PG
 DOCUMENT # 070017891
 BETSY B. WOOLRIDGE, CLERK
 Clerk

N 3611944.30
 E 11985465.60

N/F
 DOMENIC J. MAGLIERI
 D.B. 491, PG. 269
 ZONE R8

4 Large/Small Plans Recorded
 Instrument # 070017891

070017891

PLAT OF SUBDIVISION

LANDFALL VILLAGE

(PART OF THE LANDFALL AT JAMESTOWN DEVELOPMENT)

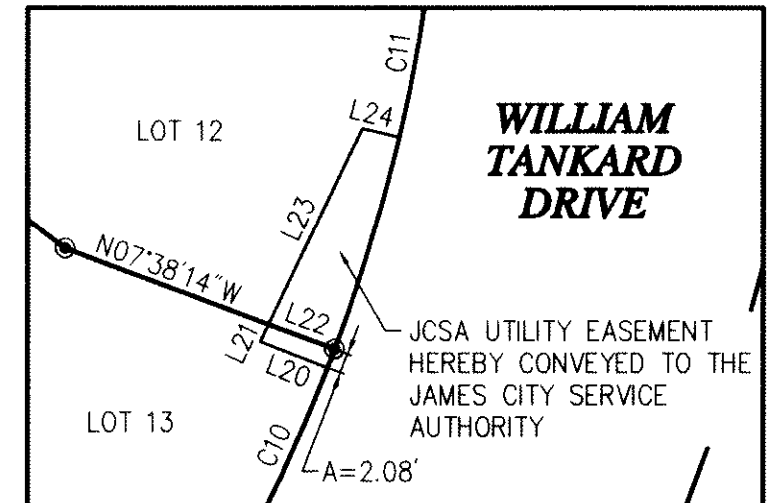
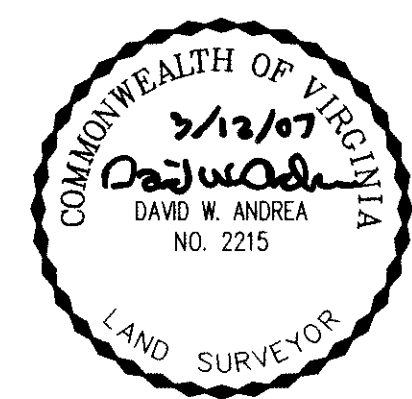
JAMESTOWN MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 09/15/06 SHEET 4 OF 4 SCALE: 1"=40'

PROJECT NO: 31825.01 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 207
Newport News, Virginia 23606-4231
(757) 873-3386 • FAX (757) 873-0757

REVISED: 3/12/07

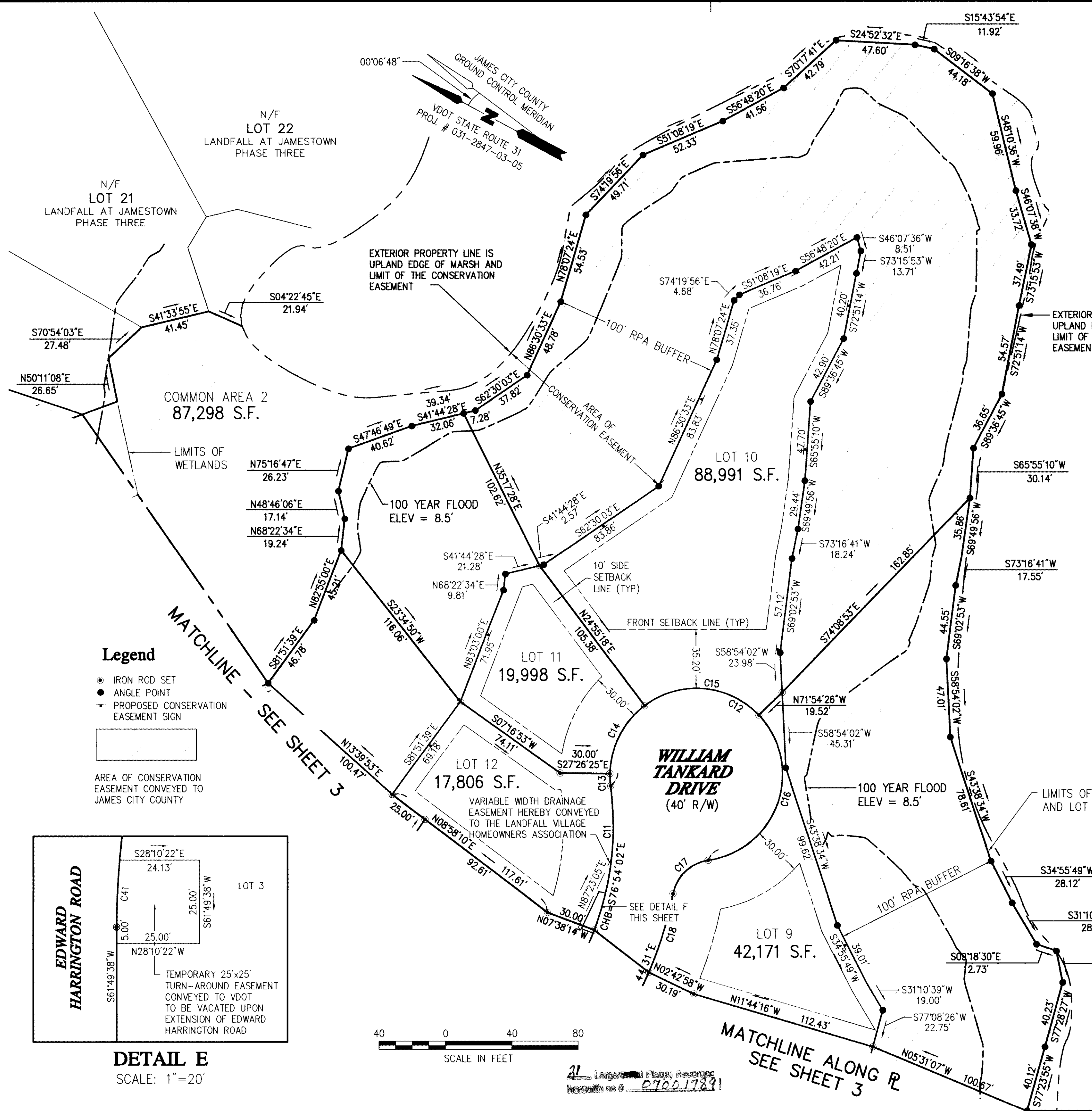


DETAIL F
SCALE: 1"=20'

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
21 June 2007
at 12:56 PM, PG
DOCUMENT # 070017891
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F
JAMESTOWN YACHT BASIN, LLD
INSTRUMENT #010013768
ZONE B1

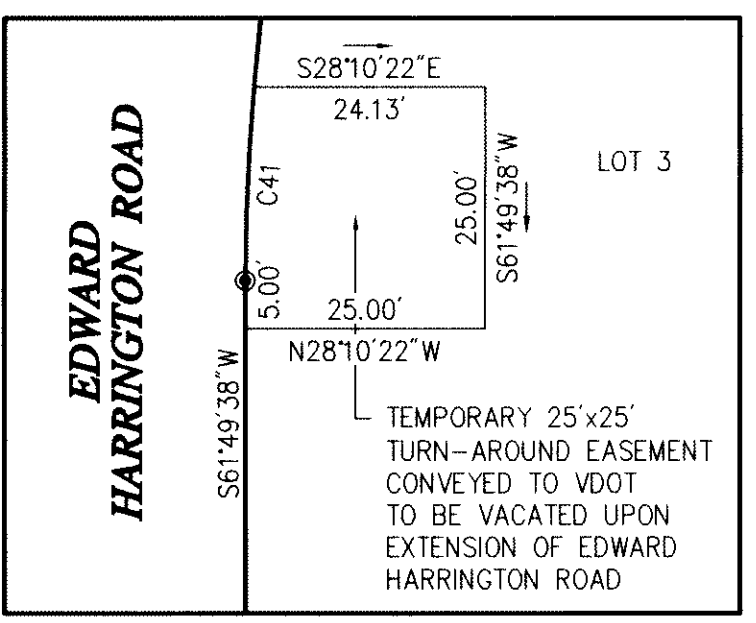
LINE TABLE		
LINE	LENGTH	BEARING
L20	7.49'	N06°58'36"W
L21	2.00'	N87°23'05"E
L22	7.32'	N07°38'14"W
L23	22.61'	N87°23'05"E
L24	3.90'	S14°59'11"E



Legend

- IRON ROD SET
- ANGLE POINT
- PROPOSED CONSERVATION EASEMENT SIGN

AREA OF CONSERVATION EASEMENT CONVEYED TO JAMES CITY COUNTY



DETAIL E
SCALE: 1"=20'



21
070017891