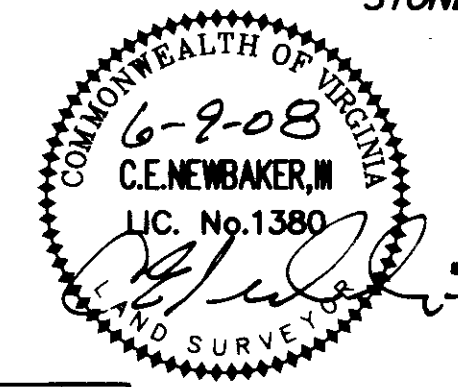


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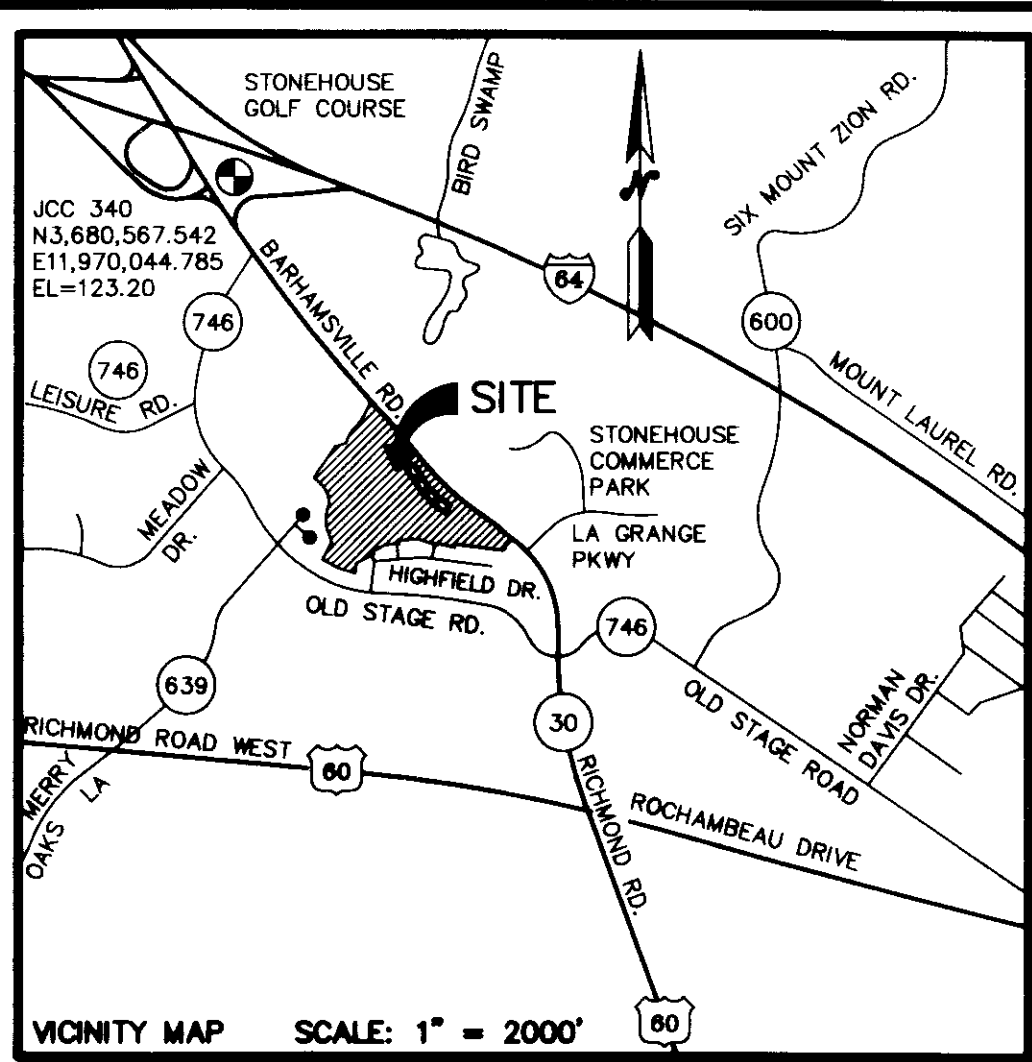
PLAT OF SUBDIVISION
Michelle Point

STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 60' FEBRUARY 27, 2008



C.E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA. 23692
PH#: 804-694-0643
CELL: 757-509-0317
SHEET 1 OF 4



VICINITY MAP SCALE: 1" = 2000'

- 19. THIS PROPERTY IS SUBJECT TO CONDITIONS AND PROFFERS PURSUANT TO JAMES CITY COUNTY ZONING CASE NO. Z-13-03/MP-12-03/SUP-29-03 AND PROFFERS RECORDED AS INSTRUMENT #040018582
- 20. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- 21. COMMON OPEN SPACES AS SHOWN ON THIS PLAT ARE HEREBY CONVEYED TO THE MICHELLE POINT HOMEOWNER'S ASSOCIATION.

CURVE TABLE with columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BRG.

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- 1. AREA OF SITE = 1,685,945± S.F. OR 38.704± AC.
- 2. PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA, COMMUNITY NO. 510201, MAP NUMBER, 51095C0040C, DATED SEPTEMBER 28, 2007.
- 3. PROPERTY IS TAX PARCEL 1210100003. PROPERTY ADDRESS: 9001 BARHAMSVILLE RD. 9001 BARHAMSVILLE RD. TOANO, VA. 23168
- 4. PROPERTY REFERENCES: INSTR. #040000121
- 5. OWNER AND SUBDIVIDER: MICHELLE POINT, L.L.C. C/O JAY EPSTEIN 264-H McLAWS CIRCLE WILLIAMSBURG, VA. 23185 TELE: 757-928-3434
- 6. PROPERTY HAS BEEN REZONED FROM A1 TO R5 MULTIFAMILY RESIDENTIAL CLUSTER, WITH PROFFERS. (REZONING-13-03; FEBRUARY 10, 2004).
- 7. CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY.
- 8. THE SITE IS SERVED BY PUBLIC SEWER AND PUBLIC WATER PROVIDED BY THE JAMES CITY SERVICE AUTHORITY.
- 9. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 10. THE STREETS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
- 11. PEPPERS POINT IS A PRIVATE STREET AND SHALL NOT BE MAINTAINED BY THE TRANSPORTATION DEPARTMENT OR THE COUNTY, AND DOES NOT MEET STATE DESIGN STANDARDS.
- 12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH WITH SECTION 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 14. UTILITY EASEMENTS DESIGNATED AS "JCSA UTILITY EASEMENT" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
- 15. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 16. NATURAL OPEN SPACE EASEMENTS AND THE JAMES CITY COUNTY CONSERVATION EASEMENT SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED BY PROFFERS DATED THE 28TH OF JANUARY, 2004 BY MICHELLE POINT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY.
- 17. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 18. JCSA UTILITY EASEMENT

MINIMUM LOTS YARD SETBACKS:

FRONT: 20'
SIDE: 5'
REAR: 20'

AREA STATISTICS:
AREA OF SITE = 1,685,945± S.F. OR 38.704± AC.
AREA OF LOTS = 447,928 S.F. OR 10.283 AC.
AREA OF FUTURE TOWNHOUSE LOTS = 47,520 S.F. OR 1.091 AC.
AREA OF COCOCS PATH = 89,821 S.F. OR 2.058 AC.
AREA OF SNUGGLES COURT = 33,259 S.F. OR 0.764 AC.
AREA OF MAURA COURT = 19,138 S.F. OR 0.439 AC.
TOTAL AREA OF RIGHT OF WAY DEDICATION = 142,018 S.F. OR 3.261 AC.
AREA OF PUMP STA. SITE TO BE CONVEYED TO JCSA = 8,277 S.F. OR 0.190 AC.
TOTAL LOT COUNT = 110 (90 SF & 20 FUTURE MF)
OPEN SPACE:
JAMES CITY COUNTY CONSERVATION EASEMENT = 399,310 S.F. OR 9.167 AC.
NATURAL OPEN SPACE = 398,065 S.F. OR 9.138 AC.
COMMON OPEN SPACE = 642,137 S.F. OR 14.741 AC.
TOTAL OPEN SPACE = 1,040,202 S.F. OR 23.879 AC.

SOURCE OF TITLE

THE PROPERTY AS SHOWN ON THIS PLAT OF SUBDIVISION IS IN THE NAME OF MICHELLE POINT, L.L.C. AND WAS ACQUIRED FROM KRISHNAN SUTHANTHIRAN BY DEED DATED JANUARY 2, 2004, AND RECORDED AS INSTRUMENT #040000121 IN THE CLERK'S OFFICE OF THE CIRCUIT FOR JAMES CITY COUNTY, VIRGINIA.

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, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SIGNED: Charles E. Newbaker, III DATE: 6-8-08
CHARLES E. NEWBAKER, III L.S.1380

OWNER'S CERTIFICATE

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

6-10-08 DATE
Jay E. Epstein SIGNATURE
JAY E. EPSTEIN NAME PRINTED

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Tara Harrell, 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. Tara Harrell #7101870

GIVEN UNDER MY NAME THIS 10 DAY OF June, 2008.

MY COMMISSION EXPIRES: 03-31-2011

CERTIFICATE OF APPROVAL

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

6/27/08 DATE
Virginia Department of Transportation
Virginia Department of Health
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
JAMES CITY COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR JAMES CITY COUNTY VIRGINIA, THE 27th DAY OF June, 2008, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 080016354

TESTE: Betsy B. Worlidge CLERK
BY: Claudia H. Binkholz, Dep. Clerk

4 Large/Small Plat(s) Recorded herewith as # 080016354