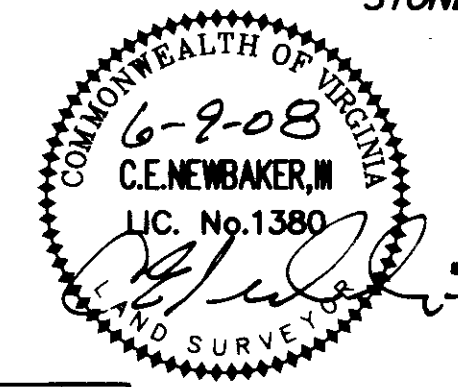
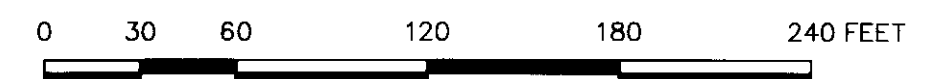


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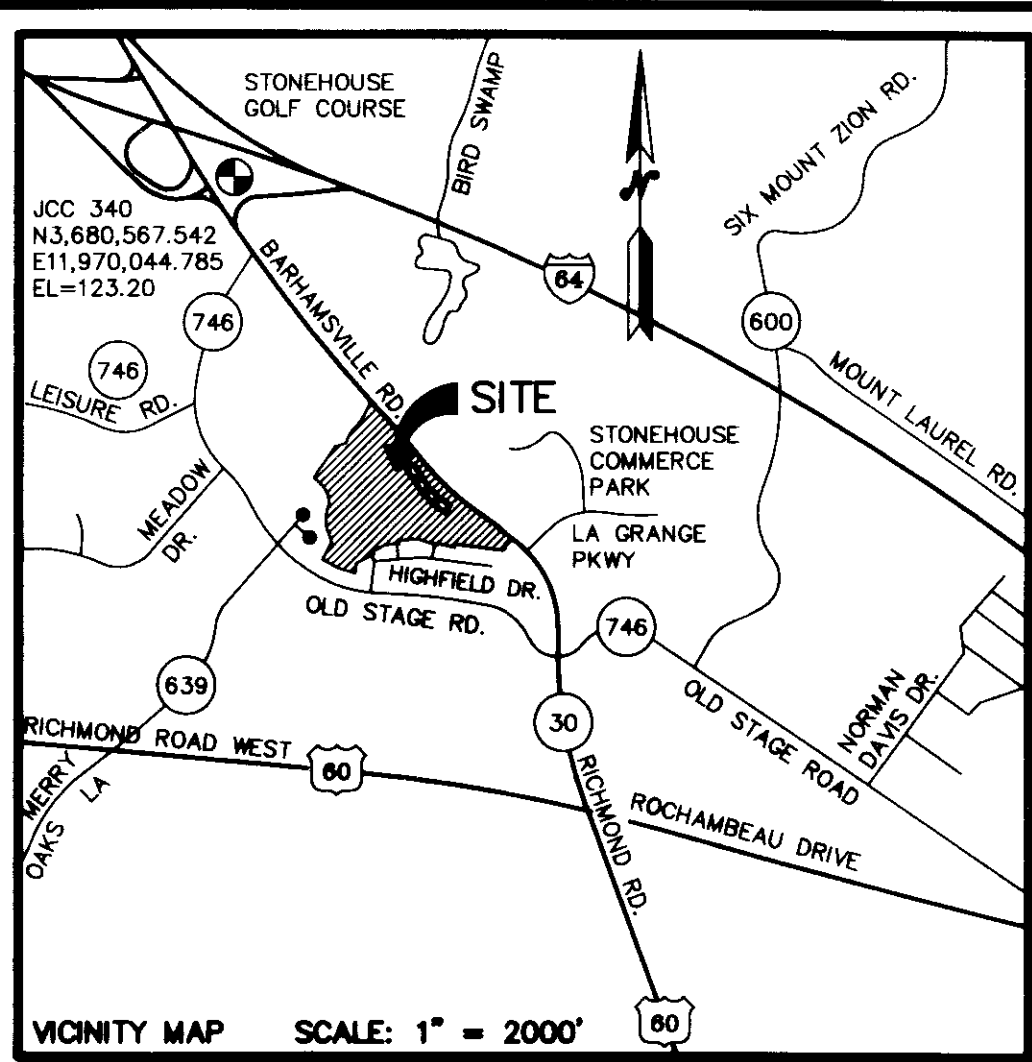
PLAT OF SUBDIVISION
Michelle Point

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.

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

- 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: [Signature] 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
[Signature] 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
[Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION
[Signature] 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

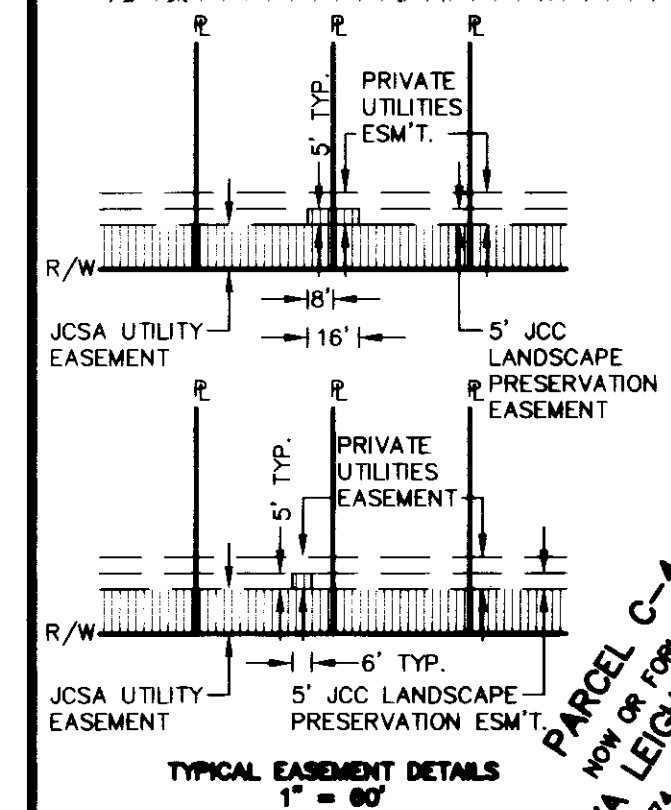
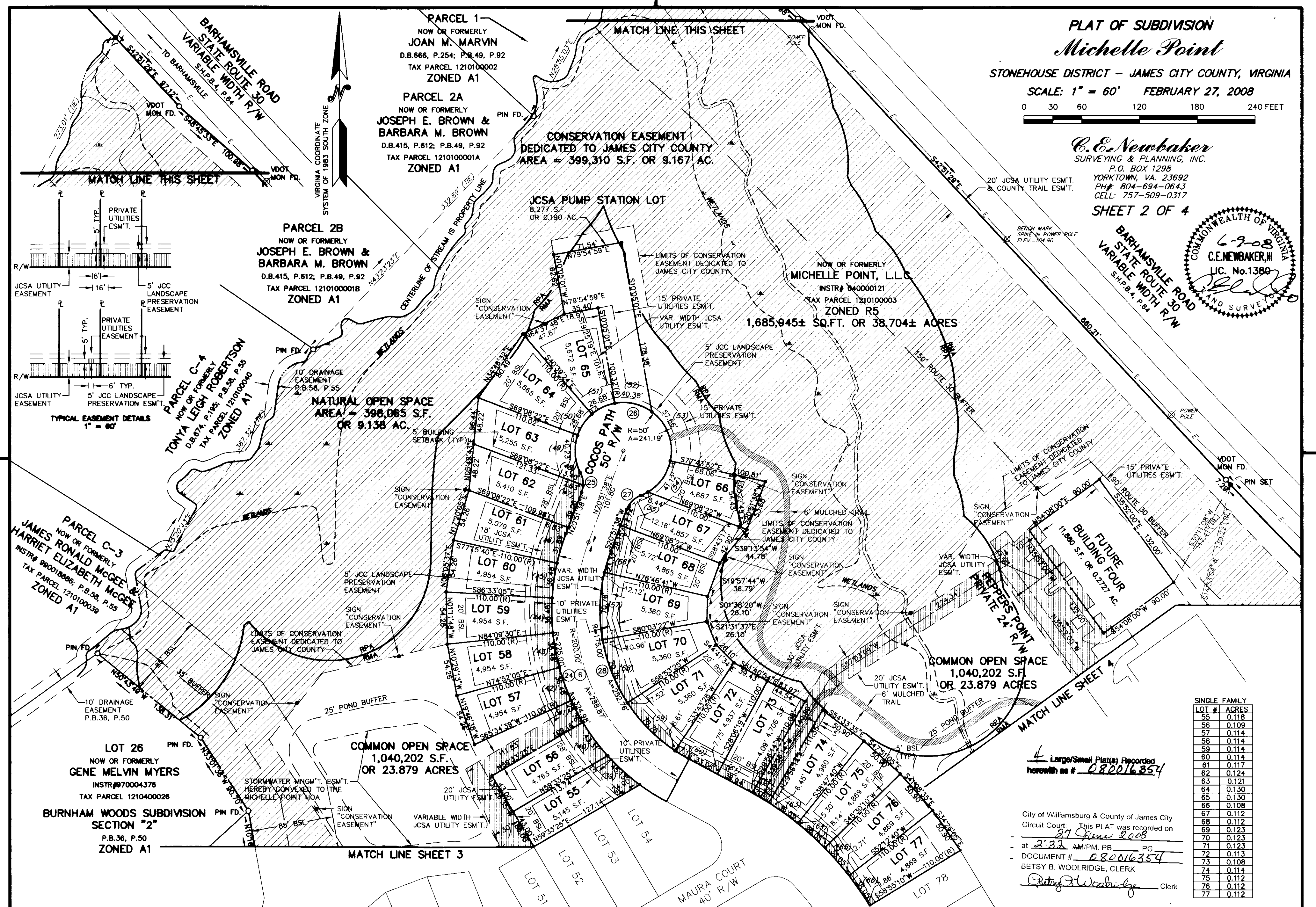
TESTE: [Signature] CLERK
BY: [Signature] Dep. Clerk

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

080016354

PLAT OF SUBDIVISION
Michelle Point
 STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 60' FEBRUARY 27, 2008
 0 30 60 120 180 240 FEET

C. C. Newbaker
 SURVEYING & PLANNING, INC.
 P.O. BOX 1298
 YORKTOWN, VA. 23692
 PH#: 804-694-0643
 CELL: 757-509-0317
SHEET 2 OF 4
 COMMONWEALTH OF VIRGINIA
 C.E. NEWBAKER, III
 LIC. No. 1380
 LAND SURVEYOR



LOT #	ACRES
55	0.118
56	0.109
57	0.114
58	0.114
59	0.114
60	0.114
61	0.117
62	0.124
63	0.121
64	0.130
65	0.130
66	0.108
67	0.112
68	0.112
69	0.123
70	0.123
71	0.123
72	0.113
73	0.108
74	0.114
75	0.112
76	0.112
77	0.112

4 Large/Small Plat(s) Recorded
 herewith as # 080016354
 City of Williamsburg & County of James City
 Circuit Court. This PLAT was recorded on
27 June 2008
 at 2:32 AM/PM, PG
 DOCUMENT # 080016354
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

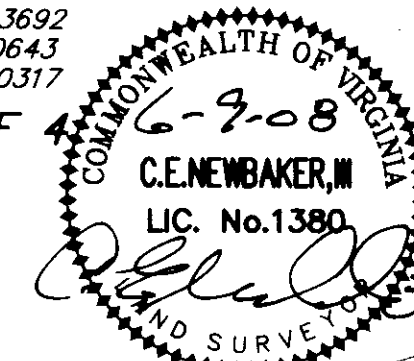
CONSERVATION EASEMENT
DEDICATED TO JAMES CITY COUNTY
AREA = 399,310 S.F. OR 9.167 AC.

PLAT OF SUBDIVISION
Michelle Point
STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 60' FEBRUARY 27, 2008

0 30 60 120 180 240 FEET

C.E. Newbaker
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YORKTOWN, VA. 23692
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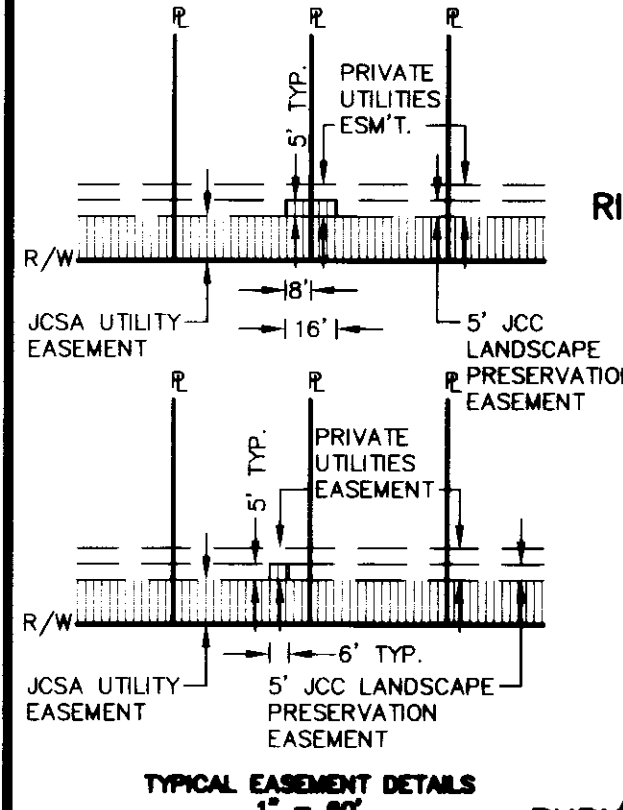
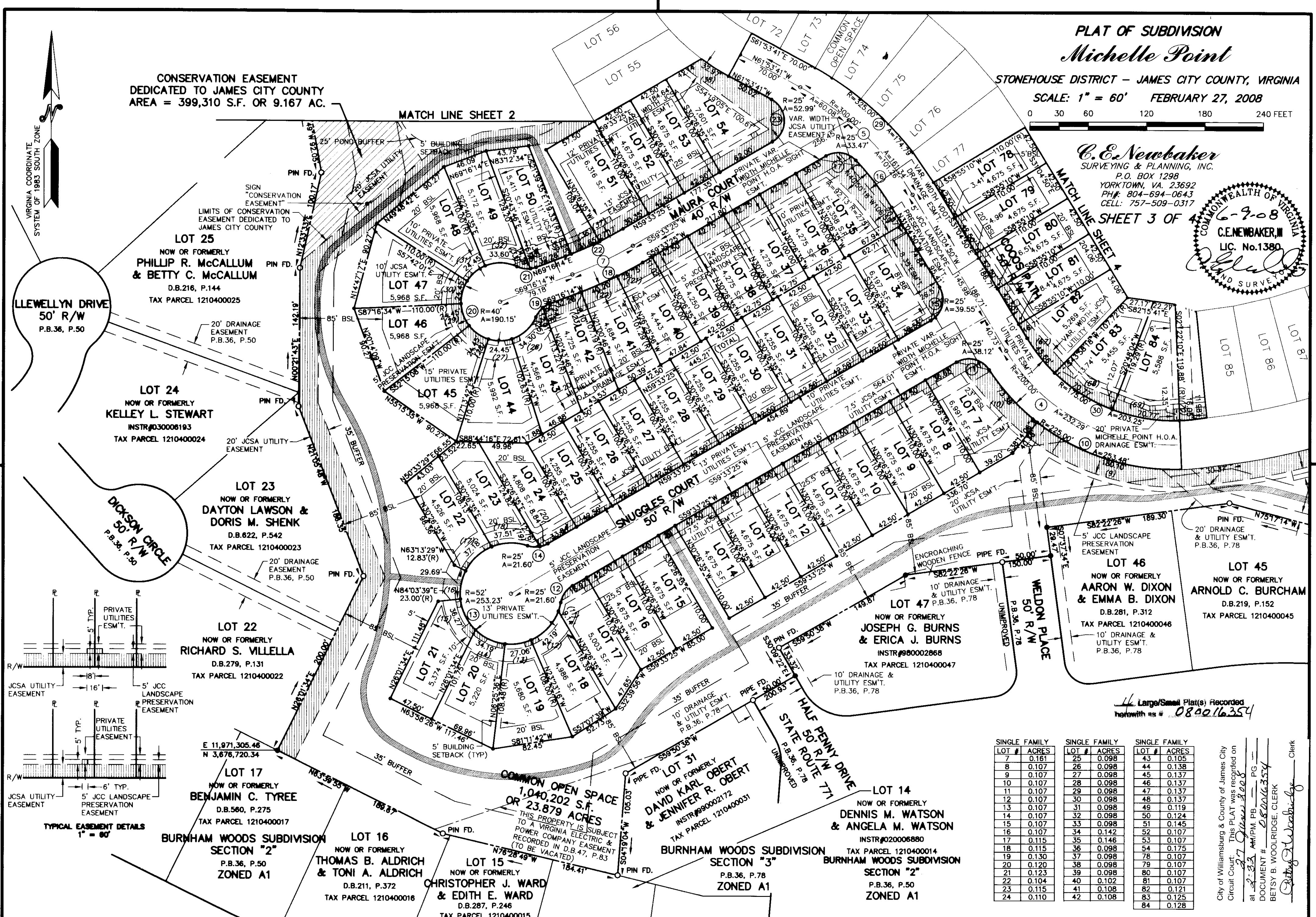


VIRGINIA COORDINATE
SYSTEM OF 1983 SOUTH ZONE

MATCH LINE SHEET 2

MATCH LINE SHEET 3 OF 4

080016354



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

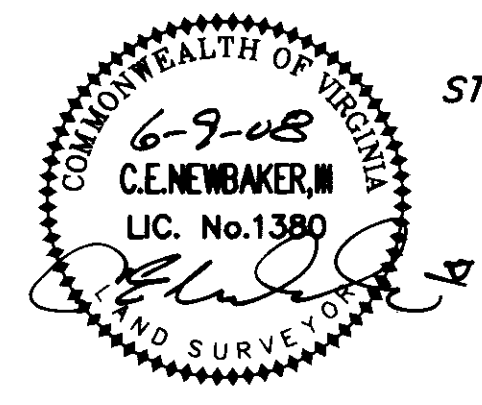
SINGLE FAMILY		SINGLE FAMILY		SINGLE FAMILY	
LOT #	ACRES	LOT #	ACRES	LOT #	ACRES
7	0.161	25	0.098	43	0.105
8	0.107	26	0.098	44	0.138
9	0.107	27	0.098	45	0.137
10	0.107	28	0.098	46	0.137
11	0.107	29	0.098	47	0.137
12	0.107	30	0.098	48	0.137
13	0.107	31	0.098	49	0.119
14	0.107	32	0.098	50	0.124
15	0.107	33	0.098	51	0.145
16	0.107	34	0.142	52	0.107
17	0.115	35	0.145	53	0.107
18	0.115	36	0.098	54	0.175
19	0.130	37	0.098	78	0.107
20	0.120	38	0.098	79	0.107
21	0.123	39	0.098	80	0.107
22	0.104	40	0.102	81	0.107
23	0.115	41	0.108	82	0.121
24	0.110	42	0.108	83	0.125
				84	0.128

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
at 2:35 PM/PM, PG
DOCUMENT # 080016354
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

080016354

CONSERVATION EASEMENT
DEDICATED TO JAMES CITY COUNTY
AREA = 399,310 S.F. OR 9.167 AC.

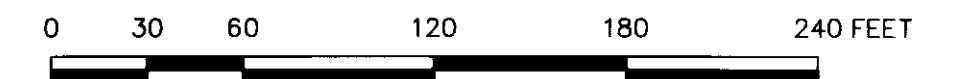
LOT #	ACRES
1	0.108
2	0.108
3	0.108
4	0.108
5	0.108
6	0.108
85	0.108
86	0.108
87	0.108
88	0.108
89	0.108
90	0.112



PLAT OF SUBDIVISION Michelle Point

STONEHOUSE DISTRICT - JAMES CITY COUNTY, VIRGINIA

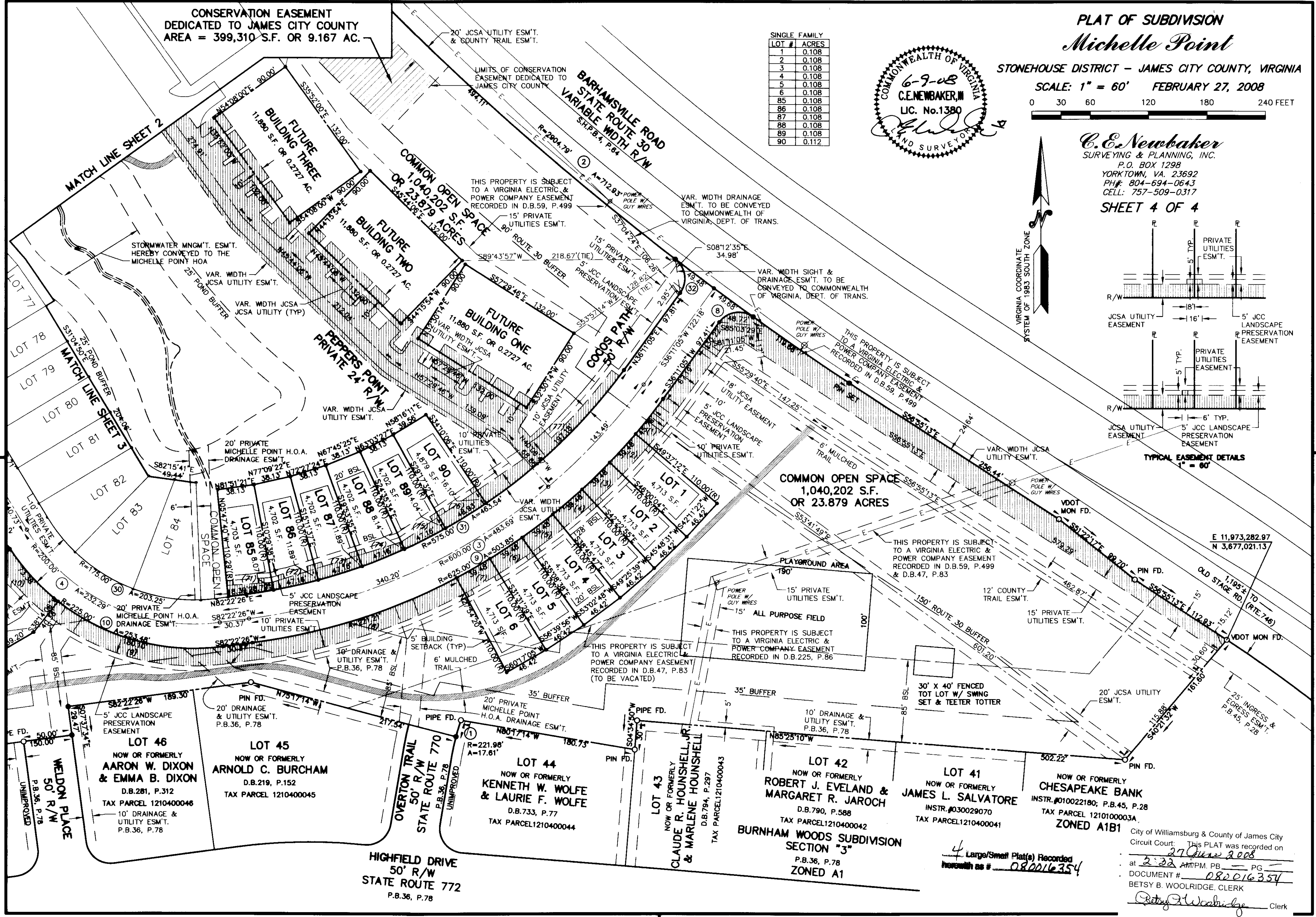
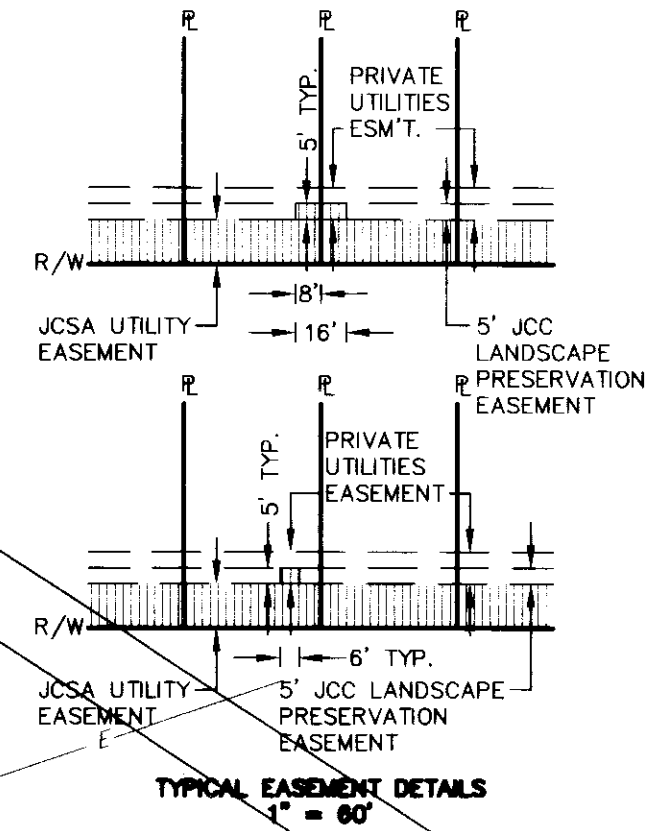
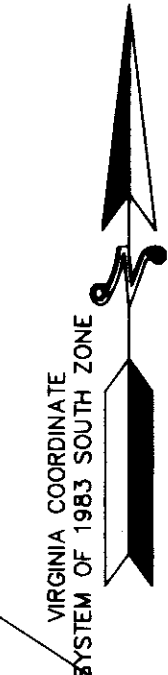
SCALE: 1" = 60' FEBRUARY 27, 2008



C.E. Newbaker
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YORKTOWN, VA. 23692
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SHEET 4 OF 4



LOT 46
NOW OR FORMERLY
AARON W. DIXON & EMMA B. DIXON
D.B.281, P.312
TAX PARCEL 1210400046
10' DRAINAGE & UTILITY ESM'T. P.B.36, P.78

LOT 45
NOW OR FORMERLY
ARNOLD C. BURCHAM
D.B.219, P.152
TAX PARCEL 1210400045

LOT 44
NOW OR FORMERLY
KENNETH W. WOLFE & LAURIE F. WOLFE
D.B.733, P.77
TAX PARCEL 1210400044

LOT 42
NOW OR FORMERLY
ROBERT J. EVELAND & MARGARET R. JAROCH
D.B.790, P.588
TAX PARCEL 1210400042

LOT 41
NOW OR FORMERLY
JAMES L. SALVATORE
INSTR. #030029070
TAX PARCEL 1210400041

LOT 40
NOW OR FORMERLY
CHESAPEAKE BANK
INSTR. #010022180; P.B.45, P.28
TAX PARCEL 1210100003A
ZONED A1B1

BURNHAM WOODS SUBDIVISION SECTION "3"
P.B.36, P.78
ZONED A1

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

City of Williamsburg & County of James City
Circuit Court. This PLAT was recorded on
27 June 2008
at 2:32 AM/PM, P.B. PG
DOCUMENT # 080016354
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk