

080026641

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE POINTE AT JAMESTOWN, SECTION 2-B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10/24/08  
 DATE  
 HAMPTON ROADS DEVELOPMENT, L.L.C.  
 BY: VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION,  
 ITS MANAGER  
 BY: GEORGE E. FISCELLA, PRESIDENT

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 CITY/COUNTY OF James City, John B. Armstrong, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 21<sup>st</sup> DAY OF October, 2008.

MY COMMISSION EXPIRES March 31, 2011  
John B. Armstrong Reg # 207651  
 NOTARY PUBLIC

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ASSOCIATED DEVELOPERS, INC., AND WELFORD CORPORATION TO HAMPTON ROADS DEVELOPMENT, LLC. BY DEED DATED 10/19/01 AND RECORDED AS INSTRUMENT #L.R.010019015; AND BY ASSOCIATED DEVELOPERS, INC., AND WELFORD CORPORATION BY DEED DATED 2/15/02 AND RECORDED AS INSTRUMENT #L.R. 020004578. BOTH DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

**ENGINEERS OR 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 CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

10-20-08  
 DATE  
Matthew H. Connolly  
 MATTHEW H. CONNOLLY L.S.#002053

**CERTIFICATE OF APPROVAL**

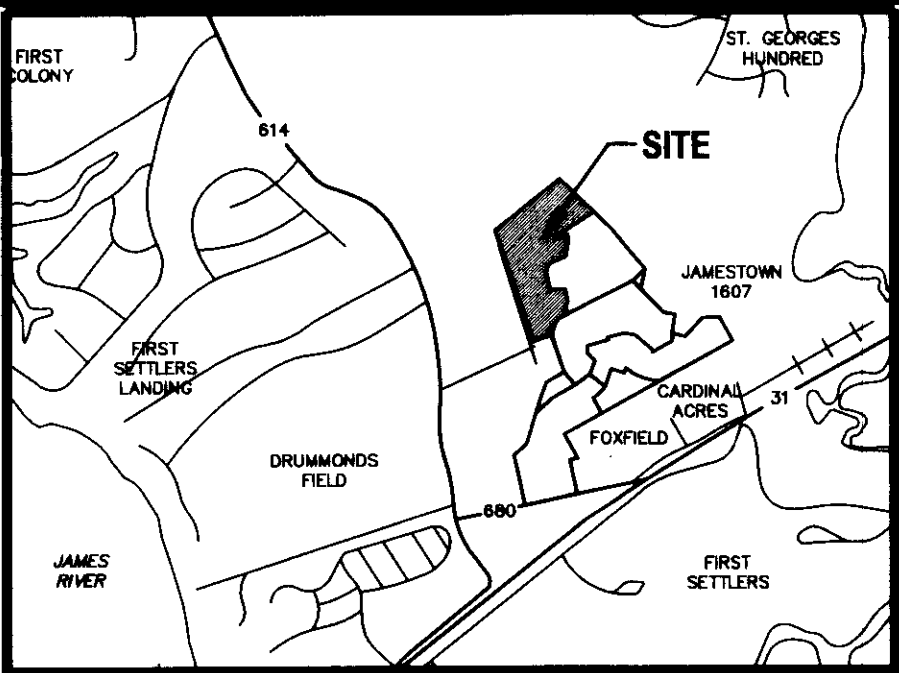
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

10/29/08  
 DATE  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 N/A  
 DATE  
 VIRGINIA DEPARTMENT OF HEALTH  
 10/30/08  
 DATE  
Ellen Wirth  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 30 DAY OF October, 2008 @ 3:54 PM THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK          PAGE           
 TESTE: Clayton B. Woodruff, Clerk  
 BY: Claudia Mikhalz, Dep CLERK

3 Large/Small Plat(s) Recorded herewith as # 080026641



VICINITY MAP  
 SCALE: 1" = 2000'

**SECTION 2-B SITE DATA:**

- \* LOT AREA (53 LOTS) : 668,368 S.F./ 15.344 AC.
- \* R/W DEDICATION: 126,754 S.F./ 2.910 AC.
- \* NATURAL OPEN SPACE EASM'T 182,038 S.F./ 4.179 AC.
- \* COMMON AREA B: 54,904 S.F./ 1.260 AC.
- \* 20' ACCESS AREAS (2) 7,076 S.F./ 0.162 AC.
- \* TOTAL AREA : 1,039,140 S.F./ 23.855 AC
- \* PARCEL ID # (46-4)(01-26) & (46-4)(01-27)
- \* ZONING DISTRICT : R2 WITH PROFFERS (SEE CASE# Z-9-94, Z-19-95, & Z-20-95).
- \* BUILDING SETBACK :  
 FRONT = 25'  
 REAR = 35'  
 SIDE = 10'
- \* CORNER LOTS : THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET. CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.
- \* ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

**NOTES:**

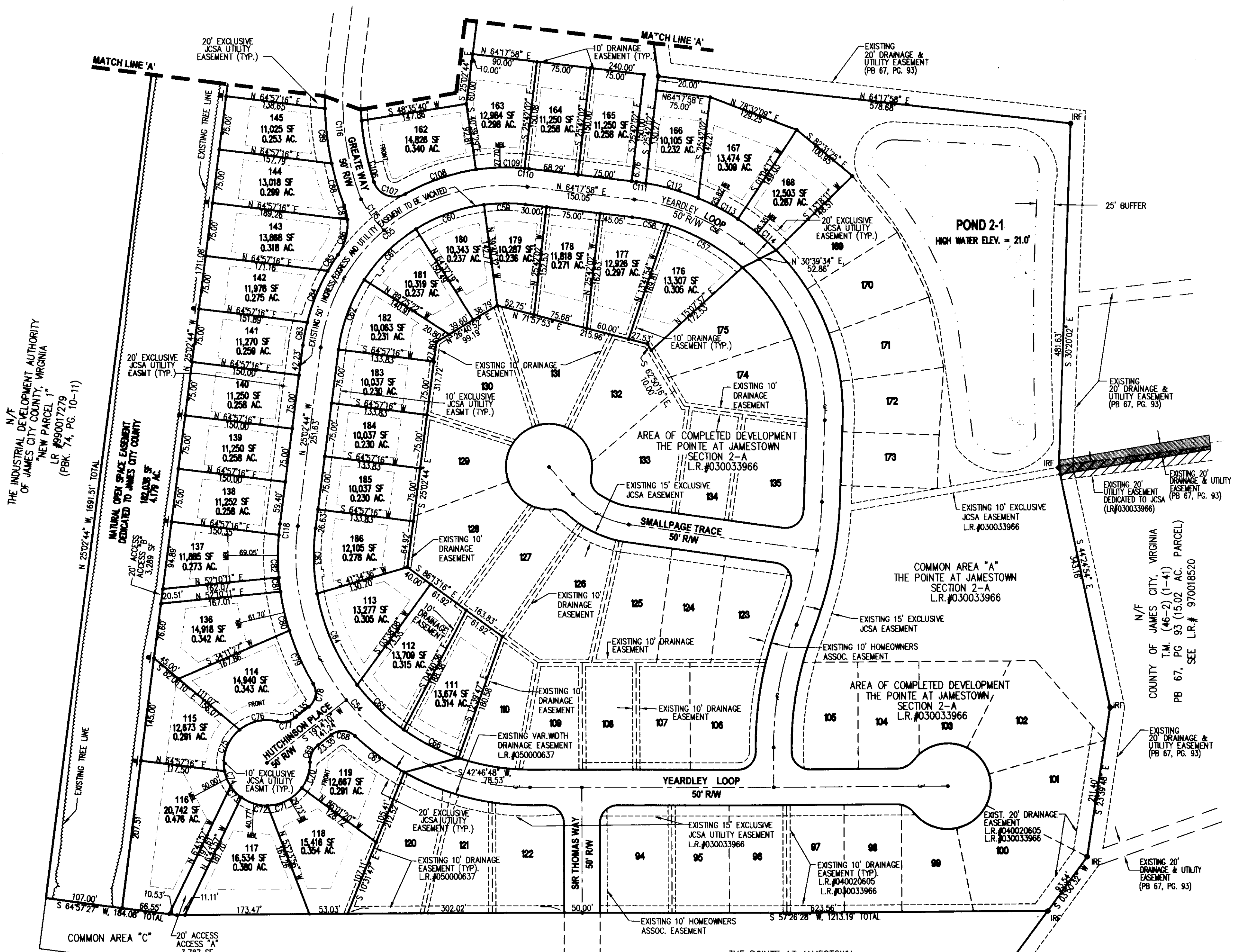
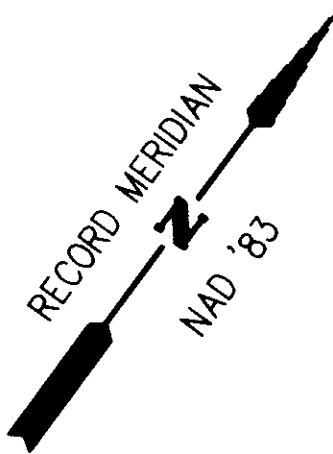
- RECORDED REFERENCES:  
 PLAT BOOK 76, PAGE 94; INSTRUMENT #L.R.010019015, INSTRUMENT #L.R.020004578, INSTRUMENT #L.R.030033966, INSTRUMENT #L.R.040020605, INSTRUMENT #L.R.050000637 OFFICE OF THE CLERK OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
- NFIP FLOOD ZONE X. SEE FIRM#510201-0045-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- COMMON AREAS TO BE DEDICATED TO THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION.
- ANY ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 19-55 OF THE SUBDIVISION ORDINANCE, EITHER THE STREET SIGNS OR THE ALPHA NUMERIC LETTERING SHALL BE OF A REFLECTIVE MATERIAL.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- A NON-EXCLUSIVE DRAINAGE EASEMENT IS RESERVED FOR USE BY THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH THE REAR LOT LINE, AND 5' IN WIDTH CONTIGUOUS WITH SIDE LOT LINES OR AS SHOWN ON THE PLAT.

**CURVE DATA TABLE:**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C54	72°07'29"	325.00	409.11	236.67	S 61°06'29" E	382.63
C55	89°20'42"	260.00	405.43	257.04	S 19°37'37" W	365.59
C56	37°30'18"	300.00	196.38	101.85	S 83°03'07" W	192.89
C57	25°17'56"	275.00	121.43	61.72	N 87°21'59" E	120.44
C58	10°25'03"	275.00	50.00	25.07	S 69°30'28" W	49.93
C59	13°58'29"	235.00	57.32	28.80	N 57°18'44" E	57.18
C60	24°51'47"	235.00	101.98	51.80	S 37°53'35" W	101.18
C61	24°53'03"	235.00	102.06	51.85	N 13°01'10" E	101.26
C62	25°37'23"	235.00	105.09	53.44	S 12°14'03" E	104.22
C63	17°29'14"	300.00	91.56	46.14	S 33°47'22" E	91.21
C64	26°53'36"	300.00	140.81	71.73	S 55°58'46" E	139.52
C65	17°16'20"	300.00	90.44	45.56	S 78°03'44" E	90.09
C66	16°32'46"	300.00	86.64	43.62	N 85°01'43" E	86.33
C67	14°05'41"	350.00	86.10	43.27	N 85°28'26" W	85.88
C68	82°20'16"	25.00	35.93	21.86	S 60°24'18" W	32.91
C69	52°19'49"	30.00	27.40	14.74	S 06°55'44" E	26.46
C70	37°04'16"	60.00	38.82	20.12	S 14°33'29" E	38.15
C71	52°47'36"	60.00	55.29	29.78	N 30°22'28" E	53.35
C72	37°24'07"	60.00	39.17	20.31	N 75°28'20" E	38.48
C73	20°35'46"	60.00	21.57	10.90	S 75°31'44" E	21.45
C74	21°54'57"	60.00	22.95	11.62	S 54°16'22" E	22.81
C75	61°47'43"	60.00	64.71	35.91	N 12°25'02" W	61.62
C76	53°05'08"	60.00	55.59	29.97	S 45°01'26" W	53.62
C77	52°19'49"	30.00	27.40	14.74	S 45°24'05" W	26.46
C78	82°20'16"	25.00	35.93	21.86	S 21°55'58" E	32.91
C79	13°21'50"	350.00	81.64	41.00	S 56°25'09" E	81.45
C80	09°06'22"	350.00	55.63	27.87	S 45°11'05" E	55.57
C81	03°16'31"	350.00	20.01	10.01	N 38°59'39" W	20.00
C82	09°45'25"	350.00	59.60	29.87	N 32°28'41" W	59.53
C83	06°36'13"	285.00	32.85	16.44	S 21°44'37" E	32.83
C84	15°36'58"	285.00	77.68	39.08	S 10°38'02" E	77.44
C85	05°23'06"	285.00	26.79	13.40	S 00°07'59" E	26.78
C86	39°53'34"	75.00	52.22	27.22	S 17°23'14" E	51.17
C87	15°29'51"	75.00	20.29	10.21	S 45°04'57" E	20.22
C88	08°15'02"	425.00	61.20	30.65	S 48°42'21" E	61.15
C89	10°26'59"	425.00	77.51	38.86	S 39°21'22" E	77.40
C90	09°05'08"	425.00	67.39	33.77	S 29°35'18" E	67.32
C91	23°19'44"	150.00	61.07	30.97	S 13°22'52" E	60.65
C92	18°39'17"	150.00	48.84	24.64	S 07°36'38" W	48.62
C93	09°16'47"	150.00	24.29	12.17	N 21°34'40" E	24.27
C94	07°35'46"	150.00	19.89	9.96	S 30°00'57" W	19.87
C95	24°31'59"	30.00	12.85	6.52	S 21°32'50" W	12.75
C96	18°06'27"	60.00	18.96	9.56	S 18°20'04" W	18.88
C97	56°29'50"	60.00	59.16	32.24	S 55°38'13" W	56.80
C98	41°27'25"	60.00	43.41	22.71	S 75°23'10" E	42.47
C99	42°29'14"	60.00	44.49	23.33	N 33°24'51" W	43.48
C100	44°15'08"	60.00	46.34	24.40	N 09°57'21" E	45.20
C101	19°11'34"	60.00	20.10	10.14	S 41°40'42" W	20.00
C102	44°34'04"	60.00	46.67	24.59	S 73°33'31" W	45.50
C103	99°01'05"	30.00	51.85	35.14	S 46°20'00" W	45.63
C104	21°52'11"	100.00	38.17	19.32	S 14°06'38" E	37.94
C105	11°57'10"	375.00	78.23	39.26	N 31°01'19" W	78.09
C106	13°21'58"	375.00	87.48	43.94	N 43°40'55" W	87.28
C107	101°28'19"	30.00	53.13	36.70	S 78°53'56" W	46.45
C108	21°09'04"	285.00	105.21	53.21	S 38°46'00" W	104.61
C109	13°36'29"	285.00	67.69	34.00	N 56°08'46" E	67.53
C110	01°20'57"	285.00	6.71	3.36	N 63°37'36" E	6.71
C111	02°20'04"	325.00	13.24	6.62	N 65°27'57" E	13.24
C112	13°25'09"	325.00	76.12	38.23	S 73°20'37" W	75.94
C113	11°01'06"	325.00	62.50	31.35	N 85°33'44" E	62.40
C114	12°13'53"	325.00	69.38	34.82	S 82°48'46" E	69.25
C115	21°17'04"	158.89	59.02	29.86	N 67°18'21" W	58.69
C116	27°08'04"	400.00	189.43	96.53	N 38°36'51" W	187.67
C117	79°42'26"	125.00	173.89	104.34	N 14°48'29" E	160.21
C118	02°33'14"	350.00	15.60	7.80	N 26°19'29" W	15.60

1 OF 3 SHEET NUMBER 2050330 COMMISSION NUMBER	SCALE AS NOTED	SUBDIVISION PLAT THE POINTE AT JAMESTOWN, SECTION 2-B OWNER/DEVELOPER  HAMPTON ROADS DEVELOPMENT, L.L.C.  BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA	THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2005.	REVISIONS			
	DESIGNED NLHT/RK						
	DRAWN RK						
	CHECKED MHC						
	DATE 10/20/04						

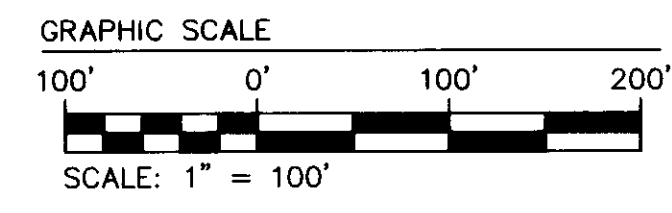
080026641



**LEGEND**

- P.B.K. = PLAT BOOK
- D.B.K. = DEED BOOK
- L.R. = LAND RECORD
- R/W = RIGHT OF WAY
- SF = SQUARE FEET
- AC. = ACRE(S)
- N/F = NOW OR FORMERLY
- JCSA = JAMES CITY SERVICE AUTHORITY
- CL = CENTERLINE
- = DENOTES IRON ROD SET
- IRF = IRON ROD FOUND
- MBL = MINIMUM BUILDING LINE (WITH SET BACK DIMENSION)
- ☒ = JAMES CITY COUNTY CONSERVATION EASEMENT SIGN

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
30 October 2008  
 at 3:51 PM AM/PM, PB PG  
 DOCUMENT # 080026641  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy Woolridge* Clerk



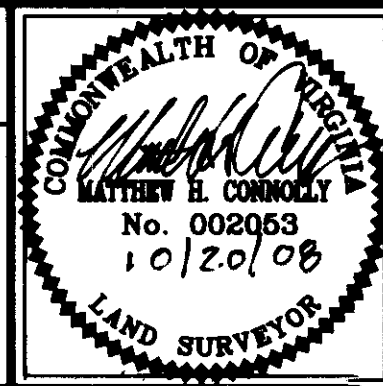
3 Large/Small Plat(s) Recorded  
 herewith as # 080026641

COMMISSION NUMBER  
**2050330**  
 SHEET NUMBER  
**2**  
 2 OF 3

SUBDIVISION PLAT  
**THE POINTE AT JAMESTOWN, SECTION 2-B**  
 OWNER/DEVELOPER  
**HAMPTON ROADS DEVELOPMENT, L.L.C.**  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2005.

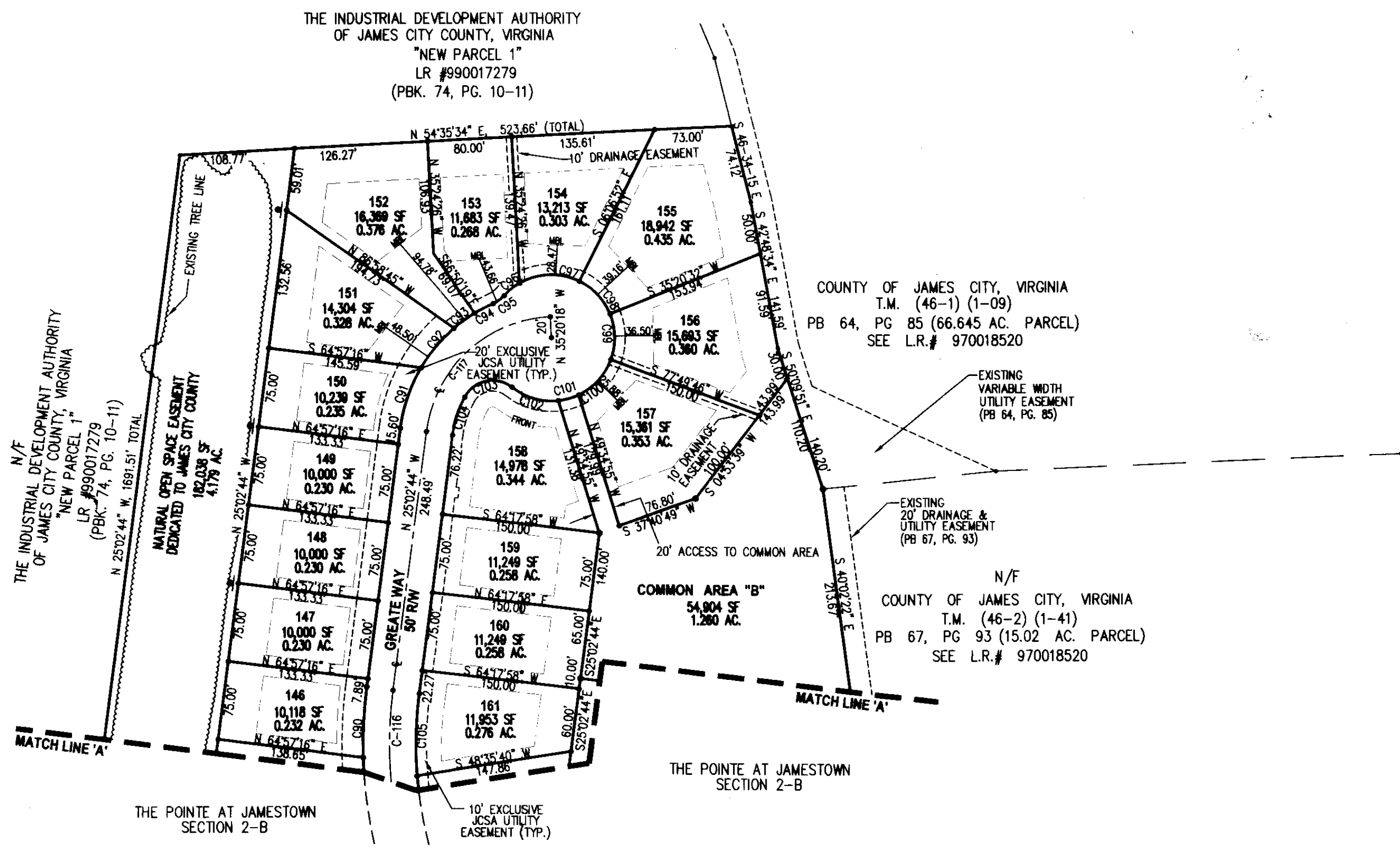
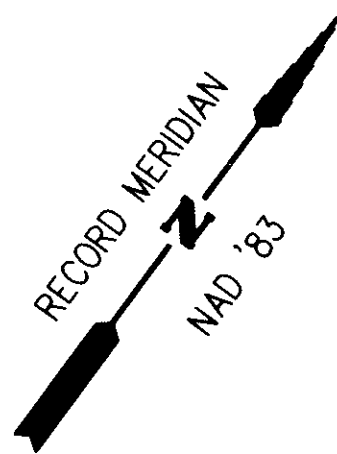
NO.	DATE	DESCRIPTION
1	7/11/05	REVISIONS PER COUNTY COMMENTS



**LandTech Resources, Inc.**  
 Surveying • GPS • Engineering  
 205-E Bulifants Boulevard, Williamsburg, VA 23188  
 Phone: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

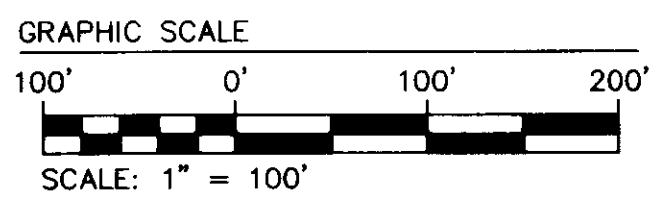
**DJG** Committed to Excellence  
 ENGINEERS • ARCHITECTS  
 449 McLaws Circle, P.O. Box 3505 Williamsburg, Virginia 23187  
 (757)253-0673 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com  
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015

080026641



- LEGEND**
- P.B.K. = PLAT BOOK
  - D.B.K. = DEED BOOK
  - L.R. = LAND RECORD
  - R/W = RIGHT OF WAY
  - SF = SQUARE FEET
  - AC. = ACRE(S)
  - N/F = NOW OR FORMERLY
  - JCSA = JAMES CITY SERVICE AUTHORITY
  - ⊙ = CENTERLINE
  - = DENOTES IRON ROD SET
  - IRF = IRON ROD FOUND
  - MBL = MINIMUM BUILDING LINE (WITH SET BACK DIMENSION)
  - = JAMES CITY COUNTY CONSERVATION EASEMENT SIGN

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
30 October 2008  
 at 3:54 AM/PM, PB. — PG. —  
 DOCUMENT # 080026641  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



3 Large/Small Plat(s) Recorded  
 herewith as # 080026641

3 OF 3	3	SHEET NUMBER	COMMISSION NUMBER <b>2050330</b>	SCALE AS NOTED	SUBDIVISION PLAT <b>THE POINTE AT JAMESTOWN, SECTION 2-B</b> OWNER/DEVELOPER <b>HAMPTON ROADS DEVELOPMENT, L.L.C.</b>	THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2005.	REVISIONS										
				DESIGNED NLHT							DATE 10/20/04	BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>7/11/05</td> <td>REVISIONS PER COUNTY COMMENTS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1
NO.	DATE	DESCRIPTION															
1	7/11/05	REVISIONS PER COUNTY COMMENTS															