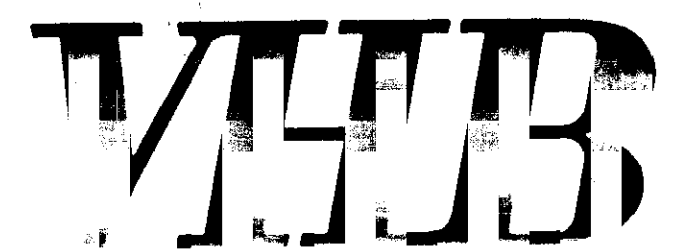


100015258



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Legend

- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSA UTILITY EASEMENT
- LIMITS OF WETLANDS
- 100' RPA BUFFER

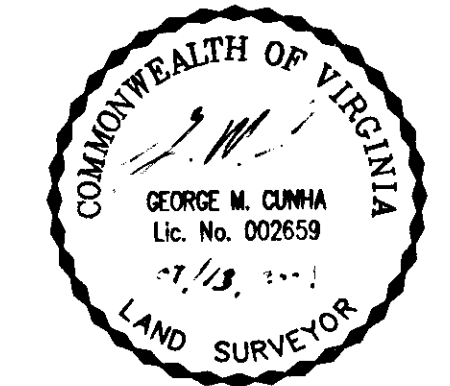
No.	Revision	Date	Appr'd
5	Comment letter(s)	7/13/09	
4	Subdivide Section I/A	1/2/09	
3	Comment letter(s)	2/11/08	
2	Comment letter(s)	11/28/07	
1	Comment letter(s)	10/02/07	

Designed by	Drawn by	MAG	Checked by	GMC
CAD checked by	GMC	Approved by		
Scale	1" = 100'	Date	7/1/08	
Project Title				

Windmill Meadows
Section I
Lots 19-26
James City County, Virginia
Issued for

Drawing Title
Subdivision Plat
of the property of
Windmill Meadows, LLC

Drawing Number
Sd-1
Sheet of
1 of 4
Project Number
31915.00



\\VABEACH\PROJECTS\32419.00\CAD\SR\PLANSET\PLAT\PHASE-PLAT-REVISED.DWG

Owner's Certificate

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

BY: Lawrence E. Beamer DATE: 4/2/2010

PRINTED NAME: **LAWRENCE E. BEAMER**

TITLE: **MANAGING MEMBER**

Certificate Of Notarization
STATE OF Virginia

COUNTY/CITY OF James City, TO WIT:

I, Jennifer Lynn Finney A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Lawrence E. Beamer, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2 DAY OF April, 2008.

MY COMMISSION EXPIRES September 30, 2012

Jennifer Lynn Finney 7208733
NOTARY PUBLIC NOTARY REGISTRATION NUMBER

Certificate Of Source Of Title

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY POWHATAN-OLDE TOWN SQUARE, LLC (PARCEL ID: 3110100033) AND ARMIN U. ALI (PARCEL ID: 3110100036) BY DEEDS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS INSTRUMENT 050022919 AND 050022918, RESPECTIVELY, TO WINDMILL MEADOWS, LLC

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.

BY: George M. Cunha DATE: 9/13/2009

Area Chart	Sq. ft.	Acres
SECTION I - RESIDENTIAL LOTS(19-26)	95,176	2.185
SECTION IA - RESIDENTIAL LOTS(10-18)	122,725	2.817
RESIDENTIAL LOT TOTALS (SECTION I&IA)	217,901	5.002
(SEE SHEET Sd-4 FOR TABLE)		
PUMP STATION - SECTION I	11,719	0.269
SECTION I - OPEN SPACE	704,031	16.163
(INCLUDES BMP, CONSERVATION AREAS, RECREATION AREA AND BUFFERS.)		
SECTION II	97,820	2.246
SECTION III	63,884	1.467
SECTION IV	86,350	1.982
SECTION V	92,895	2.133
SECTION VI	69,335	1.592
SECTION VII	77,125	1.771
SECTION VIII	97,098	2.229
SECTION IX	169,348	3.888
PUBLIC ROADWAY	204,266	4.689
TOTAL:	1,891,772	43.429
PUMP STATION AND PUBLIC ROADWAYS HEREBY DEDICATED TO JAMES CITY COUNTY.		

Certificate Of Approval

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

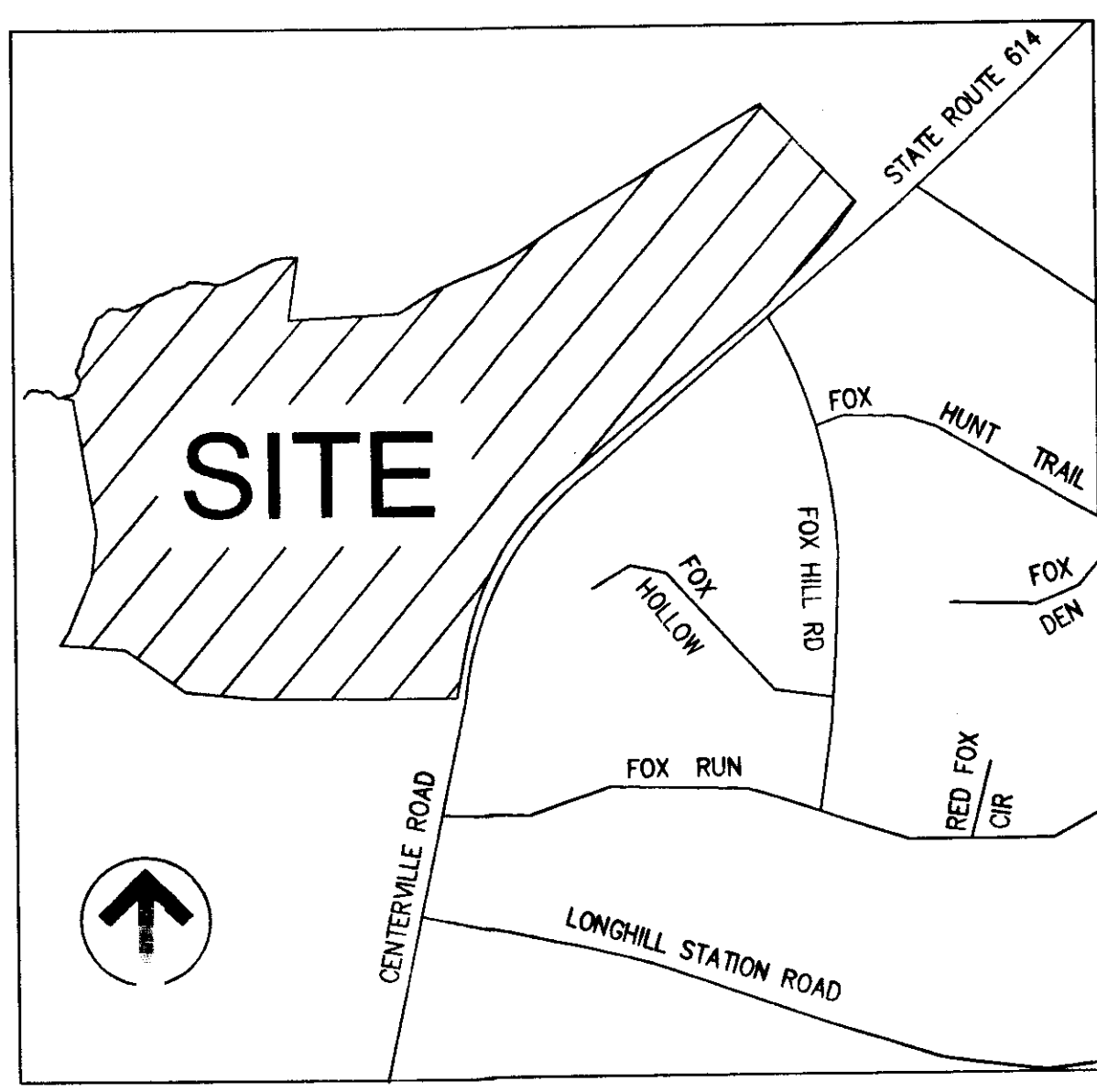
Betsy B. Woolridge DATE: 2/2/09
VIRGINIA DEPARTMENT OF TRANSPORTATION

Whitney Sinden DATE: 2/17/09
VIRGINIA DEPARTMENT OF HEALTH

George M. Cunha DATE: 7/26/10
SUBDIVISION AGENT OF JAMES CITY COUNTY

General Notes

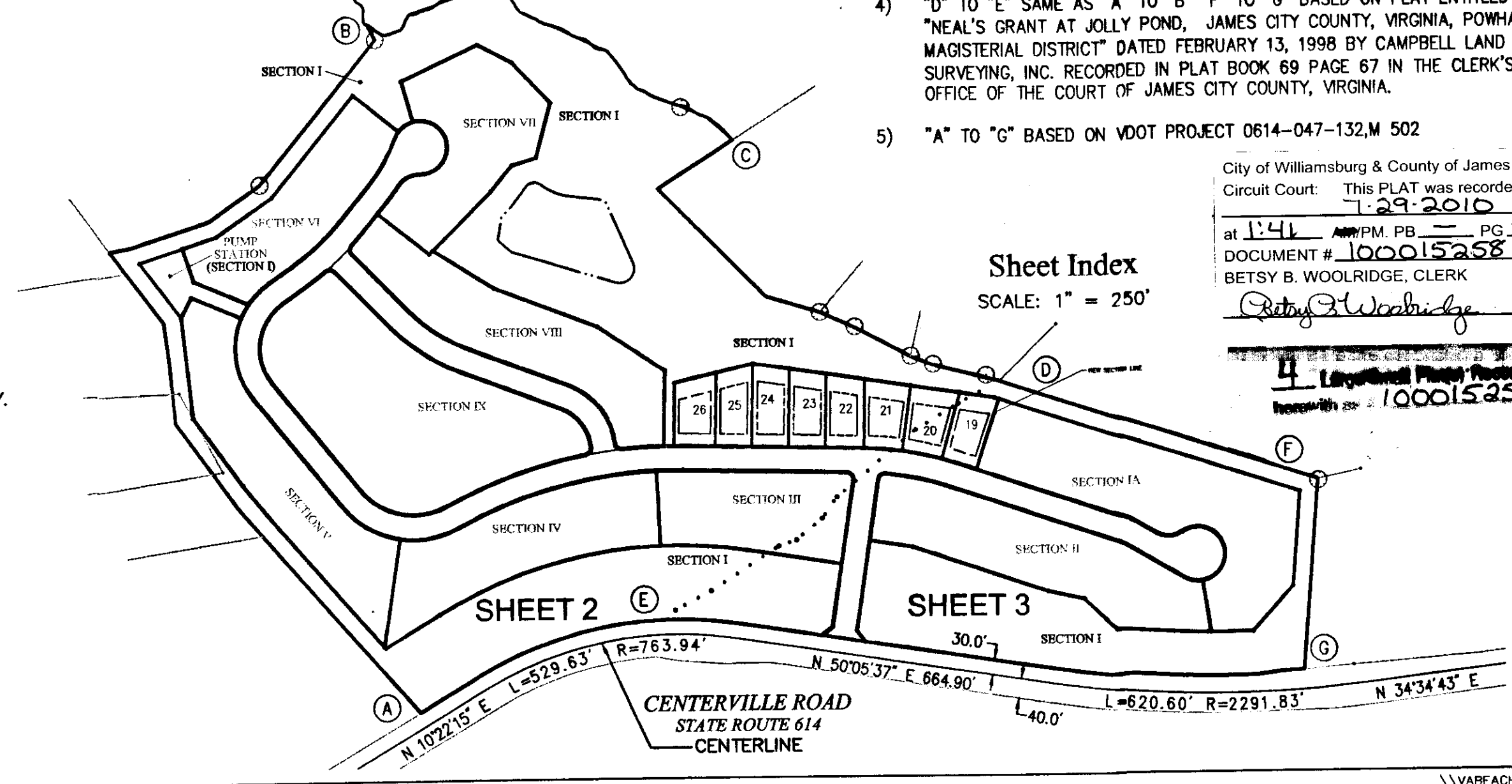
- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION / RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY THE FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
- MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 308" AND "STATION 309 RESET 1990".
- THE SUBJECT PROPERTIES LIE IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201 0020B, EFFECTIVE DATE FEBRUARY 6, 1991.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY 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. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 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.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- APPROVED CONSTRUCTION PLAN (REVISED DATE) IS DECEMBER 13, 2006.
- PROPERTY ADDRESSES AND ZONING ARE:
PARCEL ID: 31-1--01-00036= 6001 CENTERVILLE ROAD AND ZONED R-2
PARCEL ID: 31-1--01-00033= 6061 CENTERVILLE ROAD AND ZONED R-2



Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

- "A" TO "B" BASED ON AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAMES OF THE HEIRS AND SUCCESSORS OF ANDREW AND/OR ELIZA BYRD, BEING 31.796± ACRES, LOCATED JAMES CITY COUNTY, VIRGINIA" DATED JULY 11, 1990 BY SPEARMAN & ASSOCIATES.
- "B" TO "C" CENTERLINE OF STREAM PER INSTRUMENT NUMBER 970018805 RECORDED IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "C" TO "D" BASED ON PLAT ENTITLED "FAMILY SUBDIVISION, HIPPLE FAMILY, OWNER/DEVELOPER THOMAS J. JR. & ANNE E. HIPPLE, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED DECEMBER 13, 1996 BY THE DEYOUNG JOHNSON GROUP RECORDED IN PLAT BOOK 65 PAGE 95 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "D" TO "E" SAME AS "A" TO "B" "F" TO "G" BASED ON PLAT ENTITLED "NEAL'S GRANT AT JOLLY POND, JAMES CITY COUNTY, VIRGINIA, POWHATAN MAGISTERIAL DISTRICT" DATED FEBRUARY 13, 1998 BY CAMPBELL LAND SURVEYING, INC. RECORDED IN PLAT BOOK 69 PAGE 67 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
- "A" TO "G" BASED ON VDOT PROJECT 0614-047-132, M 502



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7-29-2010
at 1:41 PM. PB PG
DOCUMENT # 100015258
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk
100015258

Sheet Index
SCALE: 1" = 250'