

100025798

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT AS LOT 88 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 01-16-02 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 020002070. THE PROPERTY SHOWN ON THIS PLAT AS LOT 89 WAS CONVEYED BY MCCAULE DEVELOPMENT-LANDFALL, LLC TO JOHN A. AND CYNTHIA J. STEGEMAN, BY DEED DATED 05-09-05 AND RECORDED IN THE OFFICE OF THE CLERK OF DISTRICT COURT OF THE COUNTY OF JAMES CITY, AS INSTRUMENT NO. 050012140.

OWNER'S CERTIFICATE:

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

OWNER: JOHN A. AND CYNTHIA J. STEGEMAN.

BY: [Signature] 9/8/10
SIGNATURE DATE

JOHN A. STEGEMAN

BY: [Signature] 9/8/10
SIGNATURE DATE

CYNTHIA J. STEGEMAN

BY: [Signature] 9/8/10
SIGNATURE DATE

JOHN A. STEGEMAN, TRUSTEE OF THE JOHN A. STEGEMAN REVOCABLE TRUST AS RESTATED APRIL 14, 2003

CERTIFICATE OF NOTARIZATION:

STATE OF Georgia

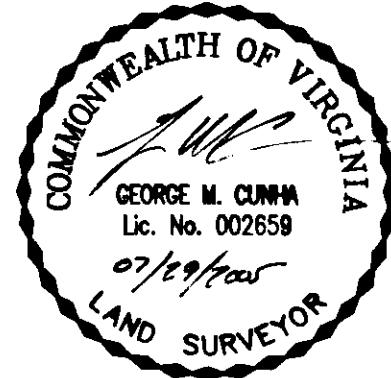
CITY/COUNTY OF Cobb
I, Karen L. Fowler, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS DAY OF September, 2010. MY COMMISSION EXPIRES

[Signature]
(SIGNATURE)

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.

07/29/2005 [Signature]
DATE GEORGE M. CUNHA, LS LIC. NO. 002659



CERTIFICATE OF APPROVAL:

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

11/12/10 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY
N/A

DATE VA DEPARTMENT OF TRANSPORTATION

STATE OF VIRGINIA, COUNTY OF JAMES CITY

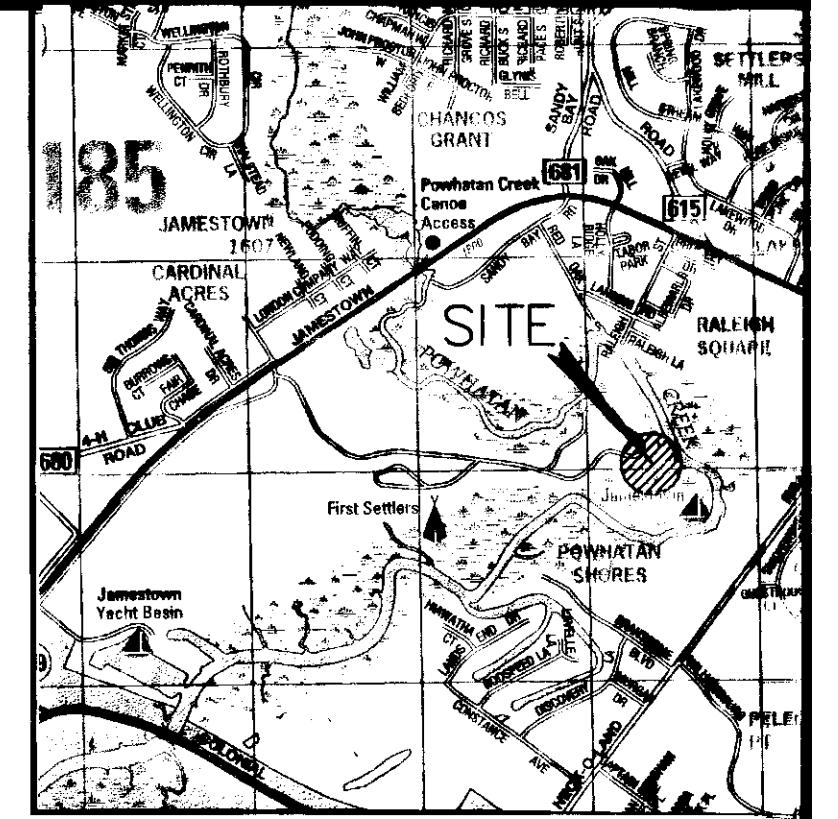
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2nd DAY OF December 2010, 2005 THIS PLAT WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:53 AM

TESTEE: [Signature] CLERK

DOCUMENT NO. 100025798

NOTES:

- 1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCELS 4732400088 AND 4732400089 AND ZONED R2 WITH PROFFERS.
2. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
3. THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
4. PORTIONS OF THIS PROPERTY CONTAIN RESOURCE PROTECTION AREAS, AS DEFINED BY JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE, AND THEREFORE ARE SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
5. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE PROPERTY SHOWN ON THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X AND AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO.510201 0045B DATED 2-06-91.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
8. PROPERTY CORNER MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
9. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
10. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
11. 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.
12. REFERENCES USED IN THE PREPARATION OF THIS PLAT:
INST. NO. 050012140
INST. NO. 020002070
P.B. 85, PG. 44
P.B. 81, PG. 1
P.B. 77, PG. 24
13. THIS PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
14. WETLANDS AND LANDS 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.
15. THIS PLAT IS BASED ON PLATS AND DEEDS OF RECORD AND INFORMATION SUPPLIED BY THE OWNER AND DOES NOT REPRESENT A FIELD SURVEY.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20004121
VICINITY MAP 1"=2000'

PLAT OF
PROPERTY LINE EXTINGUISHMENT
LOT 88 AND LOT 89
LANDFALL AT JAMESTOWN,
PHASE FOUR

JAMESTOWN DISTRICT,
JAMES CITY COUNTY, VIRGINIA
DATE: JUNE 29, 2005
SHEET 1 OF 2

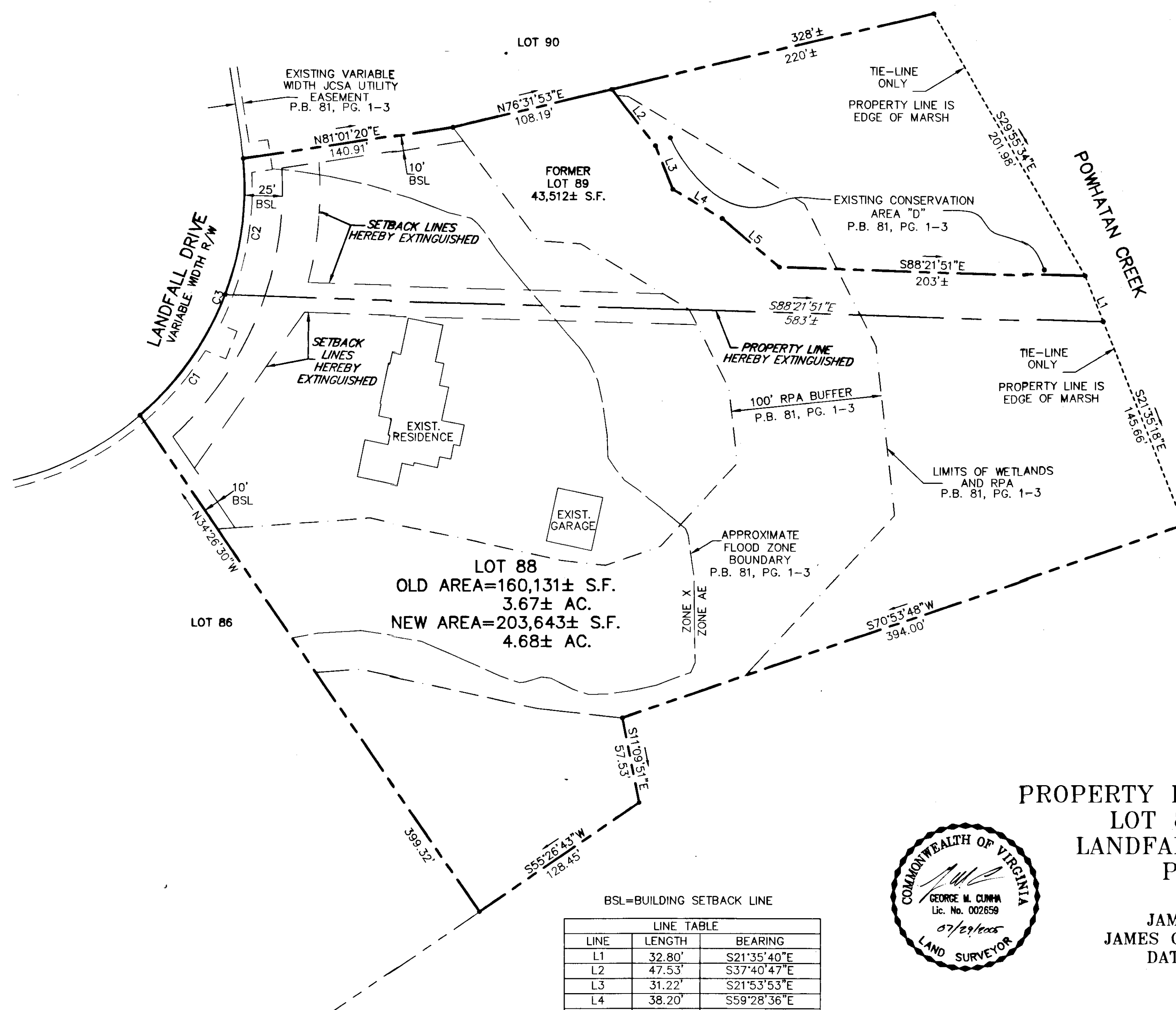
VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185-6316
(757) 220 0500 FAX (757) 220 8544

2005068-000.00 Landfall Lot 88-89 Pl Ext Plat\Lot88-PL_Ext-EDIT.dwg

DRAWN BY: CO PROJ. NO.: 20050068-000.00
CHKD BY: GMC DWG. NO.: 161.34AW

Large/Small Plat(s) Recorded
herewith as 100025798

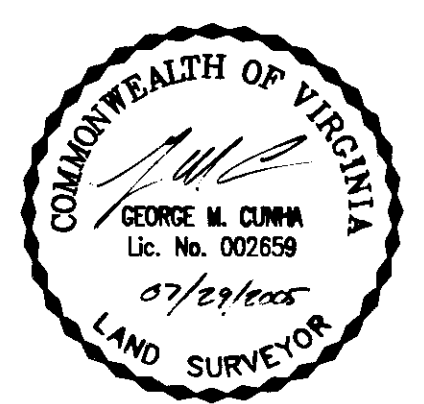
100025798



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 2 November 2010
 at 10:53 AM/PM, PG. PG
 DOCUMENT # 100025798
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

**PLAT OF
 PROPERTY LINE EXTINGUISHMENT
 LOT 88 AND LOT 89
 LANDFALL AT JAMESTOWN
 PHASE FOUR**

JAMESTOWN DISTRICT,
 JAMES CITY COUNTY, VIRGINIA
 DATE: JUNE 29, 2005
 SCALE: 1"=50'
 SHEET 2 OF 2



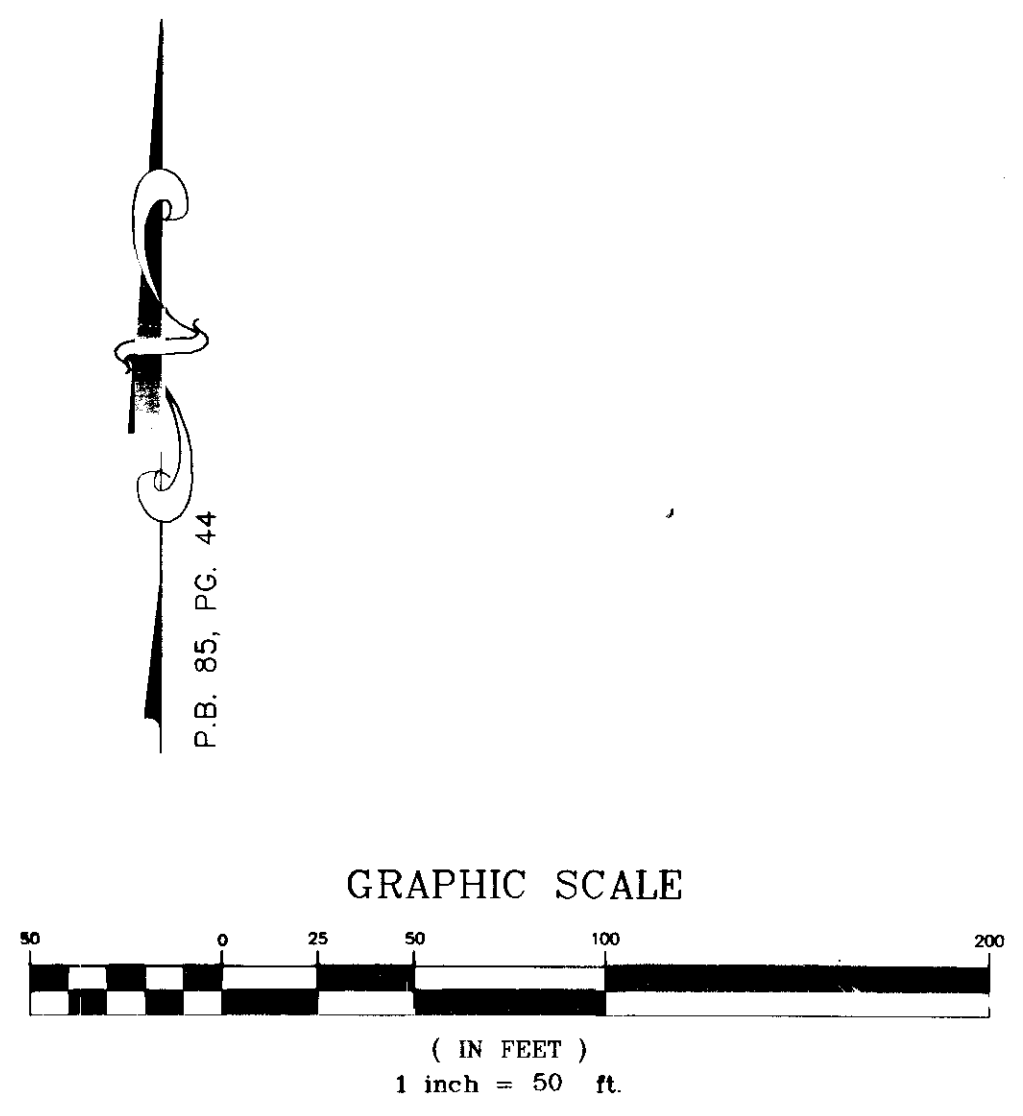
BSL=BUILDING SETBACK LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.80'	S21°35'40"E
L2	47.53'	S37°40'47"E
L3	31.22'	S21°53'53"E
L4	38.20'	S59°28'36"E
L5	49.73'	S49°50'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	99.77'	200.00'	50.95'	98.74'	N34°52'36"E	28°34'57"
C2	92.09'	200.00'	46.88'	91.28'	N07°23'40"E	26°22'54"
C3	191.86'	200.00'	104.03'	184.59'	N21°41'09"E	54°57'51"

2 Large/Small Plat(s) Recorded
 herewith as # 100025798

VHB Vanasse Hangen Brustlin, Inc.
 Transportation Land Development Environmental Services
 351 McLaws Circle, Suite 3
 Williamsburg, Virginia 23185-6316
 (757) 220 0500 FAX (757) 220 8544



2005068-000.00 Landfall Lot 88-89 Pl Ext Plat\Lot88-PL_Ext-EDIT.dwg

DRAWN BY: CO PROJ. NO.: 20050068-000.00
 CHKD. BY: GMC DWG. NO.: 16133AW