

110642

**CERTIFICATION OF SOURCE OF TITLE (TAX MAP#S 488-0A-00-004, 005 AND 006)**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION AND LOT LINE EXTINGUISHMENT IS IN THE NAME OF COLONIAL PENNIMAN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM WILLIAM AYLETT MORECOCK, JR. AND DEBRA L. FOX MORECOCK BY DEED DATED APRIL 18, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AS DOCUMENT NO. 071187.

**OWNER'S CERTIFICATION**

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

4-7-2011 DATE FOR COLONIAL PENNIMAN, LLC

**CERTIFICATE OF NOTARIZATION:**

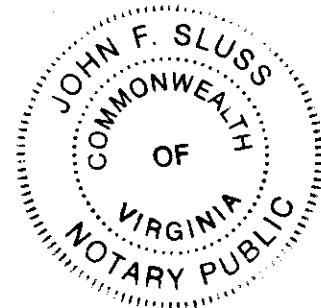
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF WILLIAMSBURG

I, John F. Sluss A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 7<sup>th</sup> DAY OF APRIL, 2011.

John F. Sluss  
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES: 7/31/13  
NOTARY REGISTRATION NUMBER: 312410



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Thomas C. Sublett 11/10/10 DATE  
THOMAS C. SUBLETT, L.S.

**AREA CALCULATIONS AND BUILDING SETBACKS**

LOT NUMBER	LOT AREA	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
#1	6,404 S.F.; 0.147 AC.	35'	5'	5'
#2	6,075 S.F.; 0.139 AC.	35'	5'	5'
#3	4,912 S.F.; 0.113 AC.	5'	5'	5'
#4	5,143 S.F.; 0.118 AC.	5'	5'	5'
#5	4,358 S.F.; 0.100 AC.	5'	5'	5'
#6	4,855 S.F.; 0.111 AC.	5'	5'	5'
#7	6,926 S.F.; 0.159 AC.	35'	5'	5'
#8	5,682 S.F.; 0.130 AC.	35'	5'	5'
#9	5,026 S.F.; 0.115 AC.	35'	5'	5'
* #10	2,717 S.F.; 0.062 AC.	35'	5'	5'
* #11	2,717 S.F.; 0.062 AC.	35'	5'	5'
#12	4,984 S.F.; 0.114 AC.	35'	5'	5'
#13	4,752 S.F.; 0.109 AC.	35'	5'	5'
#14	4,804 S.F.; 0.110 AC.	35'	5'	5'
* #15	2,418 S.F.; 0.056 AC.	35'	5'	5'
* #16	2,396 S.F.; 0.055 AC.	35'	5'	5'

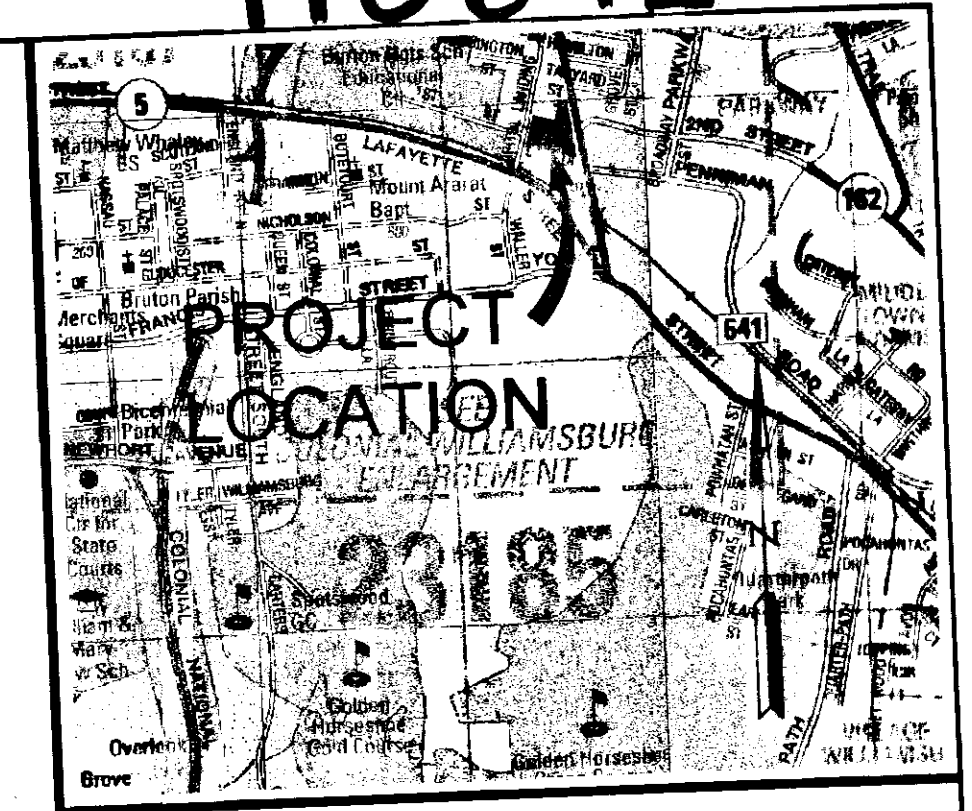
TOTAL LOT AREA	74,170 S.F.; 1.703 AC.
PRIVATE R/W LOOP ROAD	17,287 S.F.; 0.397 AC.
COMMUNITY AREA #1	19,817 S.F.; 0.455 AC.
COMMUNITY AREA #2	15,504 S.F.; 0.356 AC.
COMMUNITY AREA #3	2,676 S.F.; 0.061 AC.
COMMUNITY AREA #4	3,904 S.F.; 0.090 AC.
COMMUNITY AREA #5	2,152 S.F.; 0.049 AC.
COMMUNITY AREA #6	1,715 S.F.; 0.039 AC.
TOTAL COMMUNITY AREA	45,768 S.F.; 1.050 AC.
TOTAL AREA SUBDIVDED	137,225 S.F. OR 3.150 AC.

**\* NOTE:**

--A DUPLEX DWELLING WILL OCCUPY THE FOLLOWING LOTS:

LOTS 10 AND 11 AND HAVE A PARTY WALL ALONG THEIR COMMON PROPERTY LINE.

LOTS 15 AND 16 AND HAVE A PARTY WALL ALONG THEIR COMMON PROPERTY LINE.



VICINITY MAP (APPROX. SCALE 1"=2000')

Copyright ADC The Map People permitted use number 20804129

**GENERAL NOTES:**

- NO PORCHES, STAIRS, STOOPS OR MECHANICAL EQUIPMENT CAN ENCROACH INTO THE 5 FOOT SIDE YARDS.
- PORCHES SHALL NOT EXTEND MORE THAN 6' BEYOND THE SETBACK LINE TOWARDS THE RIGHT-OF-WAY FOR THOSE LOTS FRONTING CAPITOL LANDING ROAD OR PAGE STREET.
- COMMUNITY AREAS AND/OR COMMON SPACES SHALL BE OWNED BY THE HOME OWNER'S ASSOCIATION.
- DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.
- UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF WILLIAMSBURG.
- SITE IS ZONED PDR - PLANNED DEVELOPMENT DISTRICT
- THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD MAP NUMBER 51095C0-140-C FOR JAMES CITY COUNTY VIRGINIA AND INCORPORATED AREAS (WILLIAMSBURG) DATED SEPTEMBER 28, 2007.
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND UNLESS OTHERWISE INDICATED.
- THIS PROPERTY LIES WITHIN THE AP-2 ARCHITECTURAL PRESERVATION DISTRICT.

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

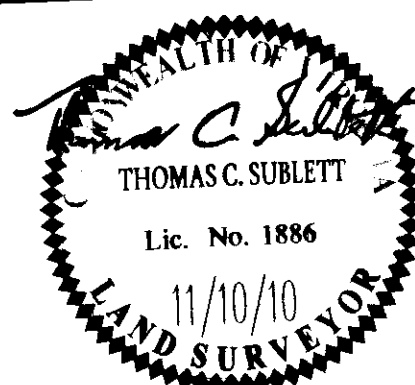
Reed T. Nator 4/18/11 DATE  
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

3 Large Small Plat(s) Recorded herewith # 110642

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 19 DAY OF April, 2011.  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:51 AM/PM  
INSTRUMENT # 110642

TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
Fletcher D. Dippo, D.C.

Rev.	Date	Description	TCS Revised By
1	3/03/11	REVISED PER COMMENTS FROM THE CITY OF WILLIAMSBURG	TCS

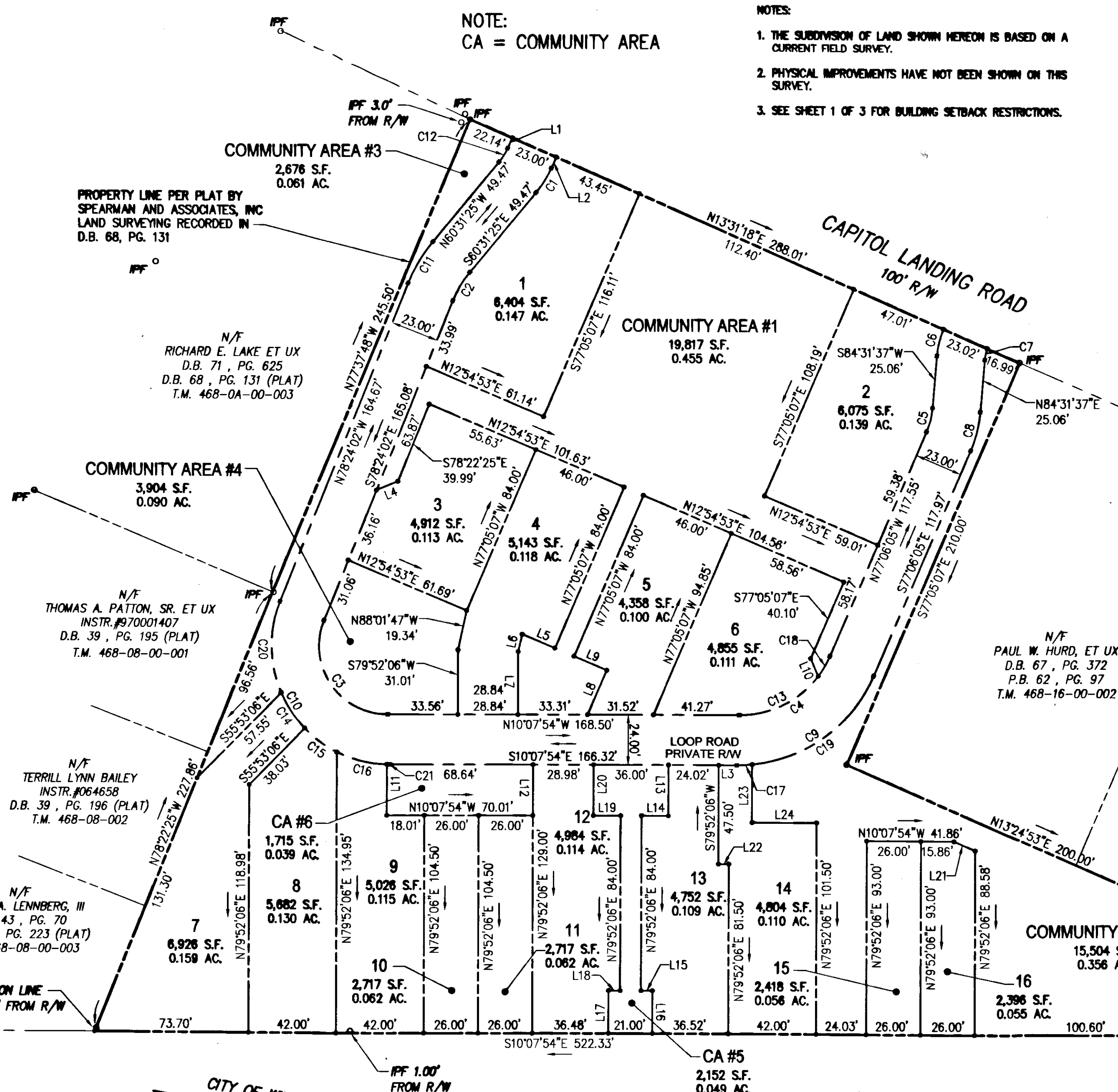


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Fax: (757) 220-8994  
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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT  
CAPITOL LANDING GREEN  
OWNED BY COLONIAL PENNIMAN, LLC  
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: TCS/JFS  
Project Number: 9067  
Scale: 1"=40' Date: 11/10/10  
Sheet Number: 1 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°54'17"W	5.48'
L2	S75°54'17"E	5.72'
L3	S10°07'54"E	8.68'
L4	S32°22'25"E	11.08'
L5	S12°54'53"W	17.00'
L6	S87°17'58"E	8.55'
L7	S79°52'06"W	30.23'
L8	N77°05'07"W	23.19'
L9	S12°54'53"W	17.00'
L10	N56°54'53"E	9.29'
L11	N79°52'06"E	24.52'
L12	N79°52'06"E	24.50'
L13	S79°52'06"W	24.50'
L14	N10°07'54"W	13.00'
L15	S10°07'54"E	5.50'
L16	S79°52'06"W	20.50'
L17	N79°52'06"E	20.50'
L18	S10°07'54"E	5.50'
L19	N10°07'54"W	13.00'
L20	N79°52'06"E	24.50'
L21	N13°24'53"E	11.06'
L22	N10°07'54"W	5.00'
L23	N79°52'06"E	27.88'
L24	N10°07'54"W	31.00'



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°22'52"	52.00'	13.96'	7.02'	13.92'	S68°12'51"E
C2	17°52'36"	51.00'	15.91'	8.02'	15.85'	S69°27'44"E
C3	111°43'53"	33.00'	64.35'	48.68'	54.63'	N45°44'02"E
C4	66°58'10"	47.00'	54.94'	31.09'	51.86'	N43°37'00"W
C5	18°22'18"	37.00'	11.86'	5.98'	11.81'	N86°17'14"W
C6	17°27'51"	43.00'	13.11'	6.60'	13.06'	N86°44'28"W
C7	15°42'09"	20.00'	5.48'	2.76'	5.46'	S87°37'19"E
C8	18°22'18"	60.00'	19.24'	9.70'	19.16'	S86°17'14"E
C9	66°58'10"	71.00'	82.99'	46.97'	78.34'	S43°37'00"E
C10	111°43'53"	57.00'	111.15'	84.08'	94.36'	S45°44'02"W
C11	17°52'36"	74.00'	23.09'	11.64'	23.00'	N69°27'44"W
C12	15°22'52"	29.00'	7.79'	3.92'	7.76'	N68°12'51"W
C13	53°16'57"	47.00'	43.71'	23.58'	42.15'	S36°46'23"E
C14	20°39'04"	57.00'	20.54'	10.38'	20.43'	N45°56'12"E
C15	19°19'42"	57.00'	19.23'	9.71'	19.14'	N25°56'50"E
C16	25°02'19"	57.00'	24.91'	12.66'	24.71'	N3°45'49"E
C17	5°54'50"	71.00'	7.33'	3.67'	7.33'	N13°05'19"W
C18	13°41'14"	47.00'	11.23'	5.64'	11.20'	N70°15'28"W
C19	61°03'20"	71.00'	75.66'	41.87'	72.13'	N46°34'25"W
C20	45°20'14"	57.00'	45.10'	23.81'	43.94'	N78°55'51"E
C21	1°22'34"	57.00'	1.37'	0.68'	1.37'	N9°26'38"W

- NOTES:
1. THE SUBDIVISION OF LAND SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
  2. PHYSICAL IMPROVEMENTS HAVE NOT BEEN SHOWN ON THIS SURVEY.
  3. SEE SHEET 1 OF 3 FOR BUILDING SETBACK RESTRICTIONS.

NOTE:  
CA = COMMUNITY AREA

PROPERTY LINE PER PLAT BY SPEARMAN AND ASSOCIATES, INC LAND SURVEYING RECORDED IN D.B. 68, PG. 131

N/F RICHARD E. LAKE ET UX D.B. 71, PG. 625 D.B. 68, PG. 131 (PLAT) T.M. 468-0A-00-003

N/F THOMAS A. PATTON, SR. ET UX INSTR. #970001407 D.B. 39, PG. 195 (PLAT) T.M. 468-08-00-001

N/F TERRILL LYNN BAILEY INSTR. #064658 D.B. 39, PG. 196 (PLAT) T.M. 468-08-00-002

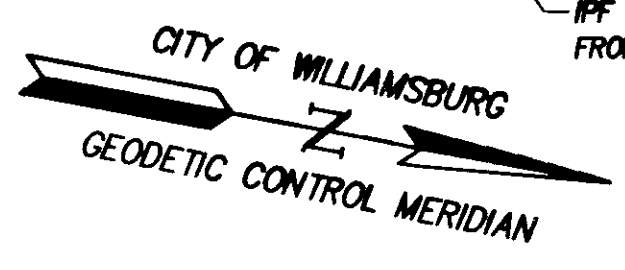
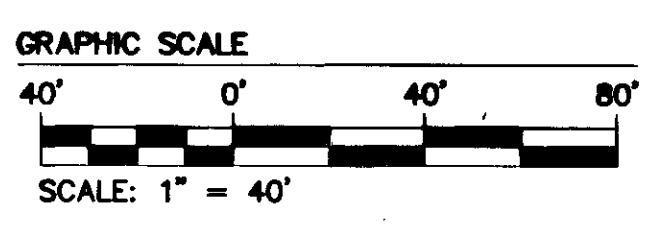
N/F FRANK A. LENNBERG, III D.B. 43, PG. 70 D.B. 50, PG. 223 (PLAT) T.M. 468-08-00-003

N/F PAUL W. HURD, ET UX D.B. 67, PG. 372 P.B. 62, PG. 97 T.M. 468-16-00-002

N/F PAUL W. HURD, ET UX D.B. 67, PG. 372 P.B. 62, PG. 97 T.M. 468-16-00-001

N/F OUMKAAR SARRAN & FONTAINE R. SARRAN INSTR. #052719 P.B. 14, PG. 47 T.M. 438-03-00-004A

SEE SHEET 3 FOR EXISTING AND PROPOSED EASEMENTS AND PROPERTY LINES TO BE EXTINGUISHED



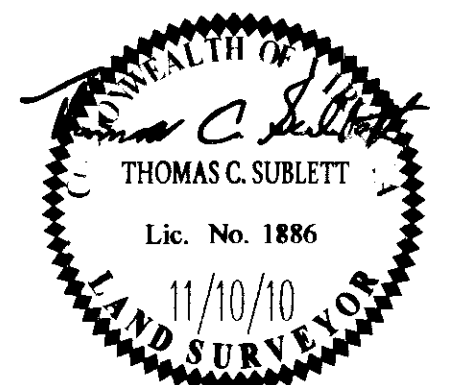
PAGE STREET 80' R/W

2nd STREET 80' R/W

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.  
THIS 19 DAY OF April 2011  
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TESTE: Betsy B. Woolridge  
BETSY B. WOOLRIDGE, CLERK  
[Signature]

Rev.	Date	Description	TCS
1	3/03/11	REVISED PER COMMENTS FROM THE CITY OF WILLIAMSBURG	TCS



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PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT  
CAPITOL LANDING GREEN  
OWNED BY COLONIAL PENNIMAN, LLC  
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: TCS/JFS  
Project Number: 8987  
Scale: 1"=40' Date: 11/10/10  
Sheet Number  
**2 OF 3**

UTILITY EASEMENT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°22'18"	52.00'	16.67'	8.41'	16.60'	S86°17'14"E
C2	17°52'36"	74.00'	23.09'	11.64'	23.00'	N69°27'44"W
C3	15°22'52"	29.00'	7.79'	3.92'	7.76'	N68°12'51"W
C4	15°22'52"	44.00'	11.81'	5.94'	11.78'	S68°12'51"E
C5	17°52'36"	59.00'	18.41'	9.28'	18.33'	S69°27'44"E

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°31'18"E	34.92'
L2	N84°31'37"E	7.92'
L3	S5°28'23"E	20.00'
L4	N84°31'37"E	18.68'
L5	S77°06'05"E	158.02'
L6	N7°30'35"E	12.29'
L7	S82°29'25"E	15.00'
L8	S7°30'35"W	34.56'
L9	S32°37'54"E	12.06'
L10	S10°07'54"E	61.09'
L11	N79°52'14"E	25.83'
L12	S10°07'54"E	17.79'
L13	S79°52'06"W	25.83'
L14	S10°07'54"E	24.19'
L15	N79°52'06"E	25.83'
L16	S10°07'54"E	73.00'
L17	S79°52'06"W	26.33'
L18	S12°22'14"W	40.27'
L19	S57°22'14"W	49.59'
L20	N78°24'02"W	185.17'
L21	N60°31'25"W	49.47'
L22	N75°54'17"W	5.48'
L23	N13°31'18"E	15.00'
L24	S75°54'17"E	5.64'
L25	S60°31'25"E	49.47'
L26	S78°24'02"E	119.77'

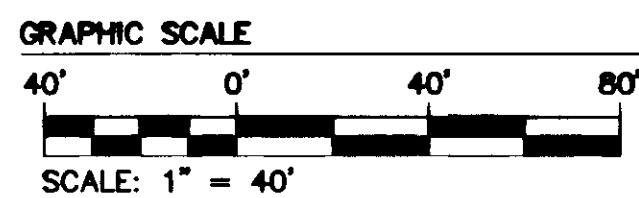
UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L27	N11°37'35"E	15.67'
L28	S78°22'25"E	10.00'
L29	S11°37'35"W	15.66'
L30	S78°24'02"E	26.61'
L31	N11°37'35"E	20.44'
L32	S78°22'25"E	15.00'
L33	S11°37'35"W	20.44'
L34	S78°24'02"E	7.70'
L35	N57°22'14"E	37.28'
L36	N12°22'14"E	32.38'
L37	N10°07'46"W	17.49'
L38	S79°52'38"W	10.02'
L39	N10°07'25"W	2.50'
L40	S79°53'02"W	61.65'
L41	N10°06'58"W	10.00'
L42	N79°53'02"E	52.00'
L43	N10°07'54"W	121.05'
L44	N79°52'06"E	9.67'
L45	N10°07'25"W	17.40'
L46	N7°30'35"E	14.60'
L47	N32°37'54"W	18.03'
L48	N77°06'05"W	147.78'
L49	S12°44'36"W	3.00'
L50	N77°15'24"W	11.67'
L51	N12°44'36"E	1.15'
L52	S84°31'37"W	25.06'

- NOTES:
- THE SUBDIVISION OF LAND SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
  - PHYSICAL IMPROVEMENTS HAVE NOT BEEN SHOWN ON THIS SURVEY.

PROPERTY LINE PER PLAT BY SPEARMAN AND ASSOCIATES, INC LAND SURVEYING RECORDED IN D.B. 68, PG. 131

N/F RICHARD E. LAKE ET UX D.B. 71, PG. 625 D.B. 68, PG. 131 (PLAT) T.M. 468-0A-00-003

SEE SHEET 2 FOR PROPERTY LINE INFORMATION



N/F THOMAS A. PATTON, SR. ET UX INSTR. #970001407 D.B. 39, PG. 195 (PLAT) T.M. 468-08-00-001

N/F TERRILL LYNN BAILEY INSTR. #064658 D.B. 39, PG. 196 (PLAT) T.M. 468-08-00-002

N/F FRANK A. LENNBERG, III D.B. 43, PG. 70 D.B. 50, PG. 223 (PLAT) T.M. 468-08-00-003

N/F PAUL W. HURD, ET UX D.B. 67, PG. 372 P.B. 62, PG. 97 T.M. 468-16-00-002

N/F PAUL W. HURD, ET UX D.B. 67, PG. 372 P.B. 62, PG. 97 T.M. 468-16-00-001

N/F OUMKAAR SARRAN & FONTAINE R. SARRAN INSTR. #052719 P.B. 14, PG. 47 T.M. 438-03-00-004A

INTERIOR PROPERTY LINES HEREBY EXTINGUISHED FOR TAX PARCELS 468-0A-00-004 AND 468-0A-00-005

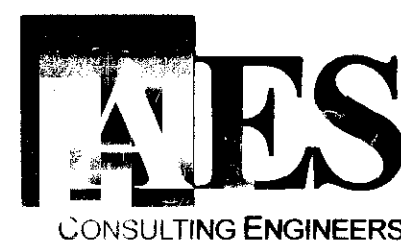
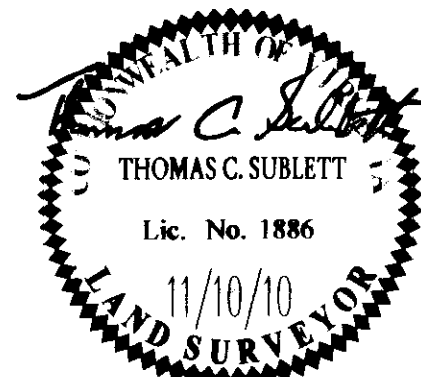
APPROX LOCATION OF EXISTING 5' CHESAPEAKE AND POTOMAC TELEPHONE EASEMENT D.B. 49, PG. 329 (EASEMENT AND UTILITIES TO BE RELOCATED)

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19 DAY OF April, 2011. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @12:51 AM/PM INSTRUMENT # 110642

TESTE: *Betsy B. Woolridge* Betsy B. WOOLRIDGE, CLERK  
*Matthew D. Schipper, D.C.*

3 Large Plat(s) Recorded Herewith: 110642

Rev	Date	Description	TCS Revised By
1	3/03/11	REVISED PER COMMENTS FROM THE CITY OF WILLIAMSBURG	TCS



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PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT CAPITOL LANDING GREEN

OWNED BY COLONIAL PENNIMAN, LLC

CITY OF WILLIAMSBURG

VIRGINIA

Project Contacts:	TCS/JFS
Project Number:	9967
Scale:	1"=40'
Date:	11/10/10
Sheet Number	3 OF 3