

130016313

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED BY REALTEC, INCORPORATED, A NORTH CAROLINA CORPORATION TO MERIDIAN LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED APRIL 19, 2013 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 130011216 ON MAY 1, 2013.

OWNER'S CERTIFICATE

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

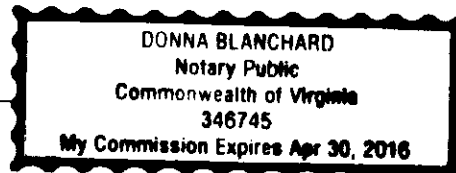
T. Mark Smith, Vice President for Meridian Land Holdings, LLC, dated 5/28/13

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA City/County of Henrico, Donna Blanchard, Notary Public, Commission Expires Apr 30, 2016

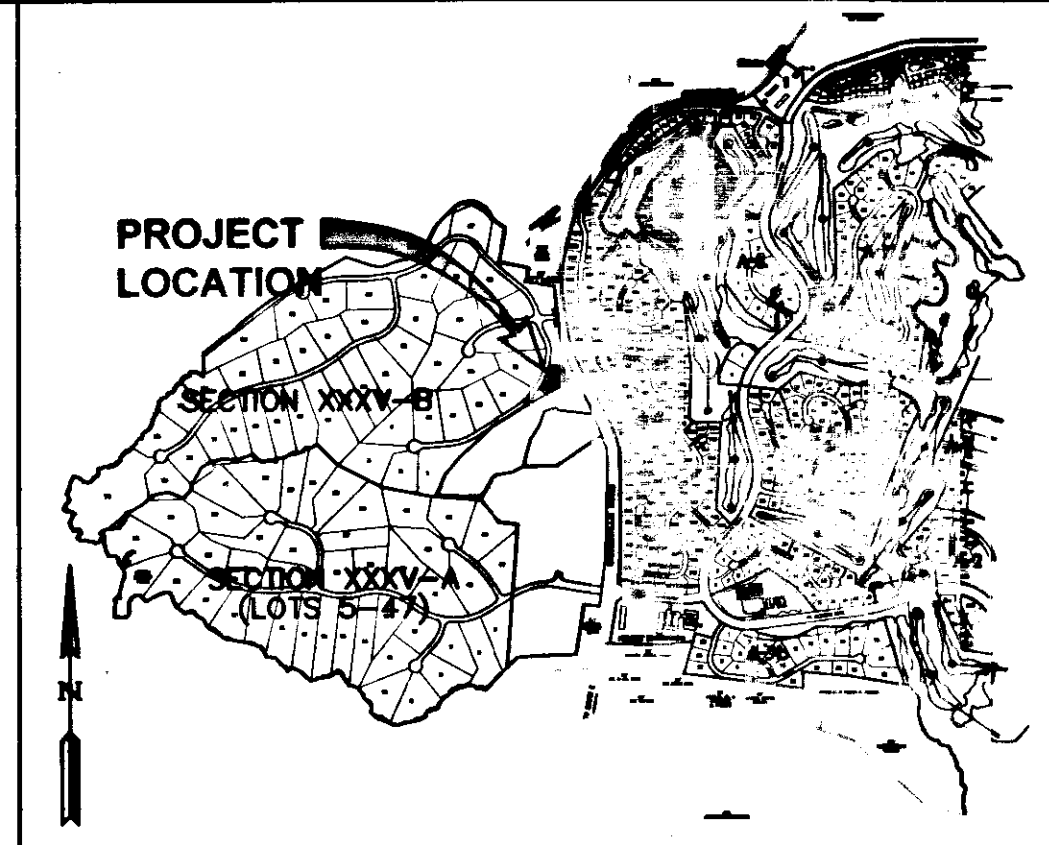
MY COMMISSION EXPIRES 4/30/2016

Signature of Donna Blanchard



GENERAL NOTES

- 1. PROPERTY AS SHOWN IS TAX PARCEL ID 3040100007.
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL DISTRICT.
3. SETBACKS (A1): FRONT = 75', FRONT (SIDE STREET) = 50', SIDE = 15' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING), REAR = 35' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
... 22. PROPOSED WELL FACILITY WILL SUPPLY WATER TO ALL RESIDENTS OF WESTPORT, SECTION 35



VICINITY MAP SCALE 1"=2000'

AREA TABULATION

Table with 3 columns: Description, SE (Square Feet), and ACRES. Rows include: TOTAL AREA OF FUTURE DEVELOPMENT (8,271,641 SF, 189.89 ACRES), TOTAL AREA OF WELL LOT (83,167 SF, 1.91 ACRES), TOTAL AREA OF SECTION XXXV-B (8,354,808 SF, 191.80 ACRES)

LEGEND

Legend table defining symbols for: RIGHT-OF-WAY LINE, PROPERTY LINE, CENTER LINE, TRAVERSE LINE, EASEMENT, BUILDING SETBACK LINE (B.S.L. TYP.), WETLANDS LINE, RPA BUFFER LINE, STREAM, IRF (IRON ROD FOUND), IPF (IRON PIPE FOUND), IRS (IRON ROD SET), CMF (CONCRETE MONUMENT FOUND), RPA (RESOURCE PROTECTION AREA), PSA (PRIMARY SERVICE AREA), PRM (PRIMARY DRAINFIELD), RES (RESERVE DRAINFIELD), C/L (CENTERLINE), P/L (PROPERTY LINE)

CERTIFICATE OF APPROVAL

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

Signature of Subdivision Agent of James City County, dated 6/27/13

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 10th DAY OF July, 2013. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. INSTRUMENT # 130016313

TESTE: Charles Addesty, DC Betsy B. Woolridge, Clerk

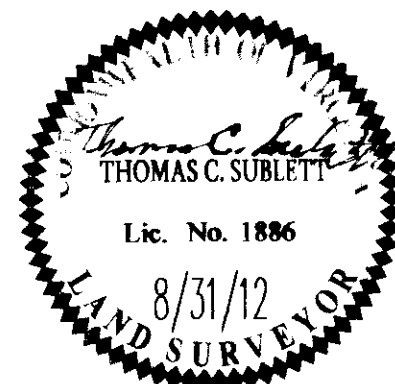
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

Thomas C. Sublett, Surveyor, dated 8/31/12

2 Large/Small Plat(s) Recorded herewith as # 130016313

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 8/31/12, REVISED PER JCC COMMENTS DATED JUNE 2012, JAG

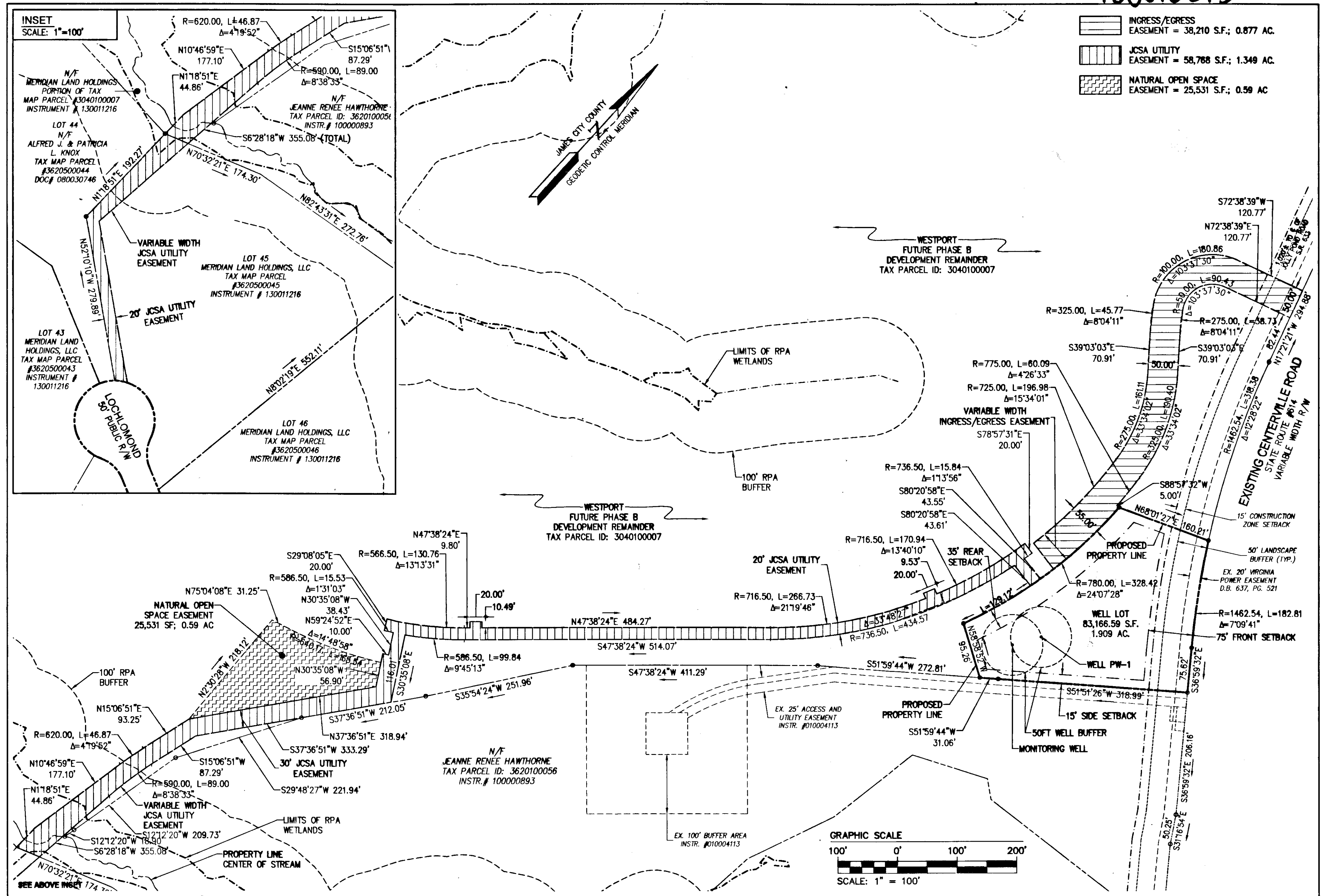


NES CONSULTING ENGINEERS logo and contact information: 5246 Old Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.nesva.com

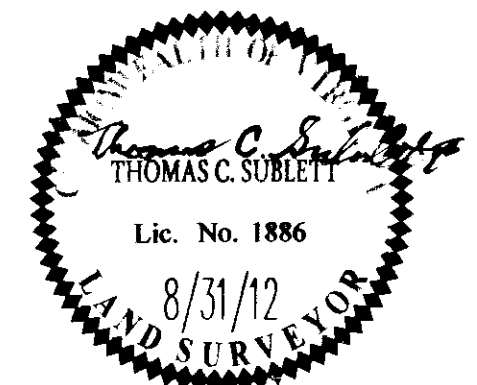
PLAT OF SUBDIVISION OF WELL LOT WESTPORT AT FORD'S COLONY. POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: JAG, AMR. Project Number: W10145. Scale: 1"=100'. Date: 8/12/12. Sheet Number: 1 OF 2

130016313



City of Williamsburg & County of James City			
Circuit Court: This PLAT was recorded on			
10 July 2013			
at 1:31 PM, PB PG			
Document # 130016313			
BETSY B. WOOLRIDGE, CLERK			
[Signature] Dep. Clerk			
1	8/31/12	REVISED PER JCC COMMENTS DATED JUNE 2012	JAG
Rev	Date	Description	Revised By



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www.nesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION OF WELL LOT

WESTPORT
AT FORD'S COLONY

POWhatan DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG, AMR	
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2 OF 2	