

130016786

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: [Signature] DATE: 5/16/13
PRINTED NAME: WINDMILL MEADOWS LLC
TITLE: MEMBERSHIP AGREEMENT

Certificate Of Notarization

STATE OF Virginia
COUNTY OF James City

I, Jane M. Tyndall A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Lawrence E. Roemer, 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 6th DAY OF May, 2013.
MY COMMISSION EXPIRES 11-30-2016
[Signature] 202588
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

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.

[Signature] 3/25/13
BY: STEPHEN A. ROMEO, L.S. #001448-B DATE:

Area Chart table with columns: Section, Sq.ft., Acres. Includes sections I-IX and public roadway.

Certificate Of Approval

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

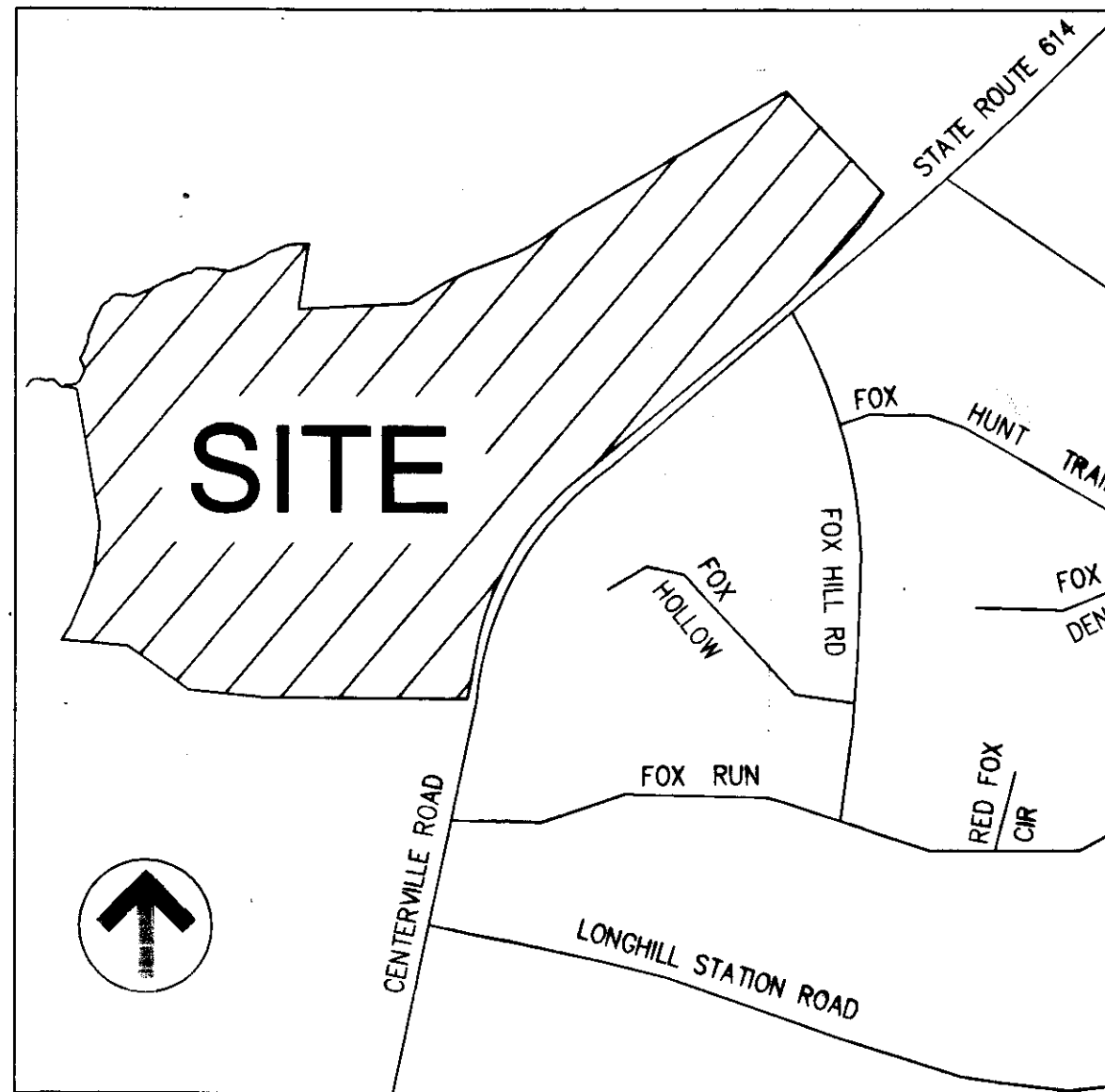
[Signature] P.E. 5/14/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE
[Signature] 5/23/13
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

State of Virginia, James City County

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, THIS 17th DAY OF July, 2013, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.
NO. 11:44 AM/PM INSTRUMENT
130016786
TESTED BY: [Signature]
BY: [Signature]

General Notes

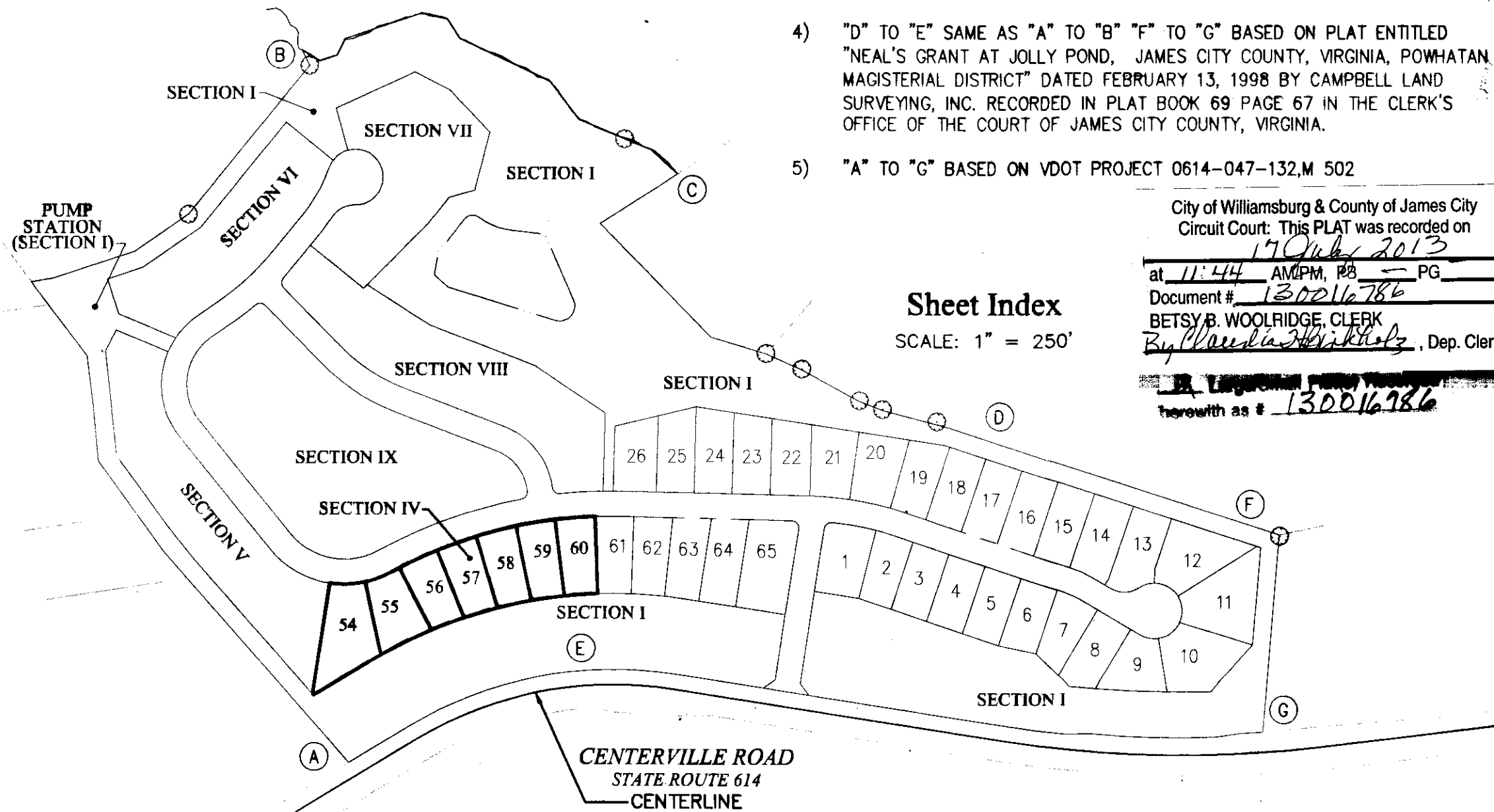
- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
... 15. PROPERTY ADDRESSES AND ZONING ARE: PARCEL ID: 31-1-01-00036= 6001 CENTERVILLE ROAD AND ZONED R-2



Site Location Map 0 500 1000 Feet

Property Line Calculation Notes:

- 1) "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.
... 5) "A" TO "G" BASED ON VDOT PROJECT 0614-047-132.M 502



Sheet Index

SCALE: 1" = 250'

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
17 July 2013
at 11:44 AM/PM, PG
Document # 130016786
BETSY B. WOOLRIDGE, CLERK
By [Signature], Dep. Clerk
Tag with as # 130016786



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

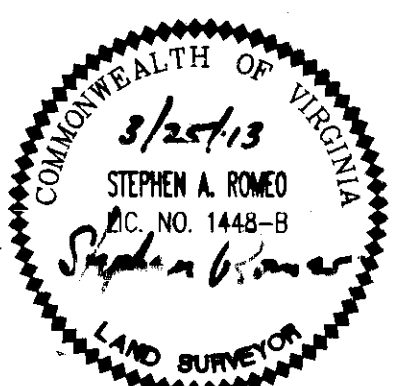
- SUBJECT AREA LIMITS
PROPOSED RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED SETBACK LINE
PRIVATE DRAINAGE EASEMENT
JCSA UTILITY EASEMENT

Revision table with columns: No., Revision, Date, Appr. Includes SAR, CRO, and dates.

Windmill Meadows
Section IV

Lots 54-60
James City County, Virginia

Subdivision Plat
of the property of
Windmill Meadows, LLC



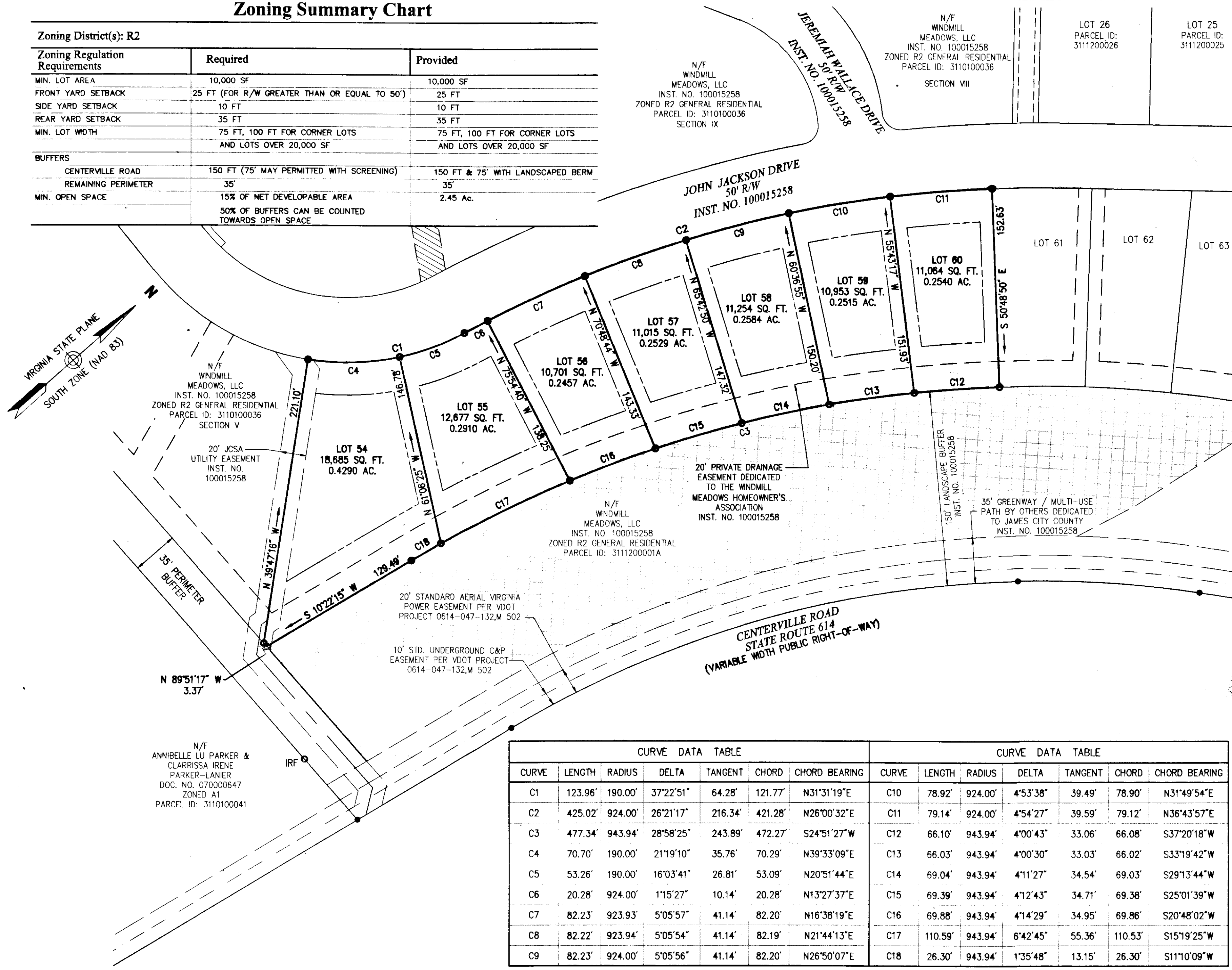
Drawing Number
Sd-1

Sheet 1 of 2
Project Number
31915.01

130016786

Zoning Summary Chart

Zoning District(s): R2		
Zoning Regulation Requirements	Required	Provided
MIN. LOT AREA	10,000 SF	10,000 SF
FRONT YARD SETBACK	25 FT (FOR R/W GREATER THAN OR EQUAL TO 50')	25 FT
SIDE YARD SETBACK	10 FT	10 FT
REAR YARD SETBACK	35 FT	35 FT
MIN. LOT WIDTH	75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF	75 FT, 100 FT FOR CORNER LOTS AND LOTS OVER 20,000 SF
BUFFERS		
CENTERVILLE ROAD REMAINING PERIMETER	150 FT (75' MAY PERMITTED WITH SCREENING)	150 FT & 75' WITH LANDSCAPED BERM
MIN. OPEN SPACE	15% OF NET DEVELOPABLE AREA 50% OF BUFFERS CAN BE COUNTED TOWARDS OPEN SPACE	2.45 Ac.



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Legend

- SUBJECT AREA LIMITS
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PRIVATE DRAINAGE EASEMENT
- JCSEA UTILITY EASEMENT
- CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY INST. NO.

No.	Revision	Date	Appd.

Designed by: **CRO** Drawn by: **CRO** Checked by: **SAR**
 CAD checked by: **SAR** Approved by: **SAR**
 Scale: 1" = 50' Date: 3/22/13
 Project Title: **Windmill Meadows Section IV Lots 54-60 James City County, Virginia**

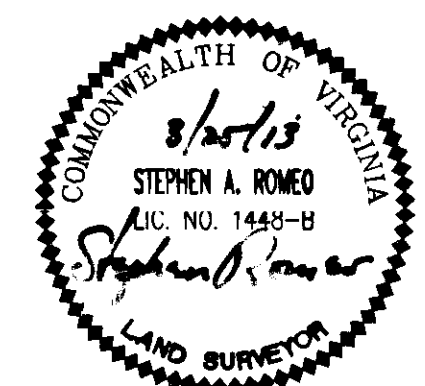
Windmill Meadows Section IV
Lots 54-60
 James City County, Virginia

CURVE DATA TABLE							CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	123.96'	190.00'	37°22'51"	64.28'	121.77'	N31°31'19"E	C10	78.92'	924.00'	4°53'38"	39.49'	78.90'	N31°49'54"E
C2	425.02'	924.00'	26°21'17"	216.34'	421.28'	N26°00'32"E	C11	79.14'	924.00'	4°54'27"	39.59'	79.12'	N36°43'57"E
C3	477.34'	943.94'	28°58'25"	243.89'	472.27'	S24°51'27"W	C12	66.10'	943.94'	4°00'43"	33.06'	66.08'	S37°20'18"W
C4	70.70'	190.00'	21°19'10"	35.76'	70.29'	N39°33'09"E	C13	66.03'	943.94'	4°00'30"	33.03'	66.02'	S33°19'42"W
C5	53.26'	190.00'	16°03'41"	26.81'	53.09'	N20°51'44"E	C14	69.04'	943.94'	4°11'27"	34.54'	69.03'	S29°13'44"W
C6	20.28'	924.00'	1°15'27"	10.14'	20.28'	N13°27'37"E	C15	69.39'	943.94'	4°12'43"	34.71'	69.38'	S25°01'39"W
C7	82.23'	923.93'	5°05'57"	41.14'	82.20'	N16°38'19"E	C16	69.88'	943.94'	4°14'29"	34.95'	69.86'	S20°48'02"W
C8	82.22'	923.94'	5°05'54"	41.14'	82.19'	N21°44'13"E	C17	110.59'	943.94'	6°42'45"	55.36'	110.53'	S15°19'25"W
C9	82.23'	924.00'	5°05'56"	41.14'	82.20'	N26°50'07"E	C18	26.30'	943.94'	1°35'48"	13.15'	26.30'	S11°10'09"W



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 Dep. Clerk

2 Large/Small Plat(s) Recorded
 herewith as # 130216786



Drawing Number
Sd-2

Sheet of
 2 2
 Project Number
 31915.01