<u>CERTIFICATION OF SOURCE OF TITLE</u>

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT WAS CONVEYED REALTEC. INCORPORATED. A NORTH CAROLINA CORPORATION TO MERIDIAN LAND HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY INSTRUMENT 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

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA CITY/COUNTY OF HEMPLE A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHO'SE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY GIVEN UNDER MY NAME THIS DAY 215

MY COMMISSION EXPIRES 🗆

SIGNATURE

My Commission Expires Apr 30, 2016

CERTIFICATE OF APPROVAL

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

VIRGINIA DEPARTMENT OF

2/20/14

HEALTH

3/6/14 DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

REFERENCES

PLAT OF SUBDIVISION: LOTS 5-22, 25-47 RECORDED ON 3/27/08. INSTR. #080008539

PLAT OF SURVEY: PARCEL 3040100007 RECORDED ON 5/01/03. INSTR. #030013147

PLAT OF SUBDIVISION: WELL LOT RECORDED ON 5/28/13. INSTR. #130016313

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.

CENERAL NOTES

- 1. TAX MAP PARCEL TO BE SUBDIVIDED PARCEL ID: 3610100015
- 2. PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" GENERAL AGRICULTURAL DISTRICT.
- BUILDING SETBACKS SHOWN ARE AS DESCRIBED IN THE CURRENT JCC ORDINANCE. DECLARANT RESERVES THE RIGHT TO MODIFY SETBACKS AS ALLOWED BY JAMES CITY COUNTY. SIDE = 15' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING) REAR = 35' (MAIN STRUCTURE); 5' (ACCESSORY BUILDING)
- 4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- 5. C/L OF STREAMS AND THE EDGE OF WATER OF GORDON'S CREEK WERE TAKEN FROM DIGITAL AERIAL TOPOGRAPHY AND MAPPING. DATED JUNE. 2002 BY WINGS AERIAL MAPPING CO., INC. THE MEAN LOW WATER OF GORDON'S CREEK AS SHOWN IS APPROXIMATE, THE ACTUAL MEAN LOW WATER OF GORDON'S CREEK IS THE PROPERTY LINE.
- AREAS ARE COMPUTED TO CENTERLINE STREAM, OR ALONG MEAN LOW WATER OF GORDON'S CREEK AS NOTED ON PLAT. SURVEY TIE LINES ARE FOR CLOSURE PURPOSES ONLY.
- THE PARCELS WITHIN THE PSA SHALL BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY, LOTS OUTSIDE THE PSA SHALL BE SERVED BY PRIVATE SEPTIC SYSTEMS AND A COMMUNITY WELL.
- ON-SITE SEWAGE DISPOSAL SYSTEMS, INCLUDING SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. SUCH SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY 5 YEARS PER SECTION 23-9(6)(6) OF THE JAMES CITY COUNTY CODE.
- 9. THE DRAINFIELD LOCATIONS SHOWN ON THIS DRAWING HAVE BEEN PROVIDED AND FIELD LOCATED BY ENVIRO UTILITIES. TELEPHONE # (804) 796-1090
- 10. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 11. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 12. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM
- 13. THE CENTERLINE OF THE SANITARY SEWER AND WATER LINE PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- 14. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 15. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- 16. WETLANDS AND LAND 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. WETLANDS LOCATIONS WERE DELINEATED BY KOONTZ BRYANT, P.C., CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
- 17. OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XXXV, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS. NOTE THAT ALTERNATIVE SEPTIC SYSTEMS ARE REQUIRED AND THOSE SYSTEMS MAY COME AT ADDITIONAL EXPENSE.
- 18. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY
- 19. THIS PROPERTY LIES WITHIN FIRM ZONES X AND AE AS SHOWN ON COMMUNITY PANELS 510201-115C AND 120C. DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- 20. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- 21. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 22. THIS PROPERTY LIES WITHIN ZONES X AND AE AS SHOWN ON F.I.M.A. FLOOD MAPS 510201 115C AND 120C, DATED SEPTEMBER 28, 2007. THE BASE FLOOD ELEVATION OF 7.5 FEET IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH CORRESPONDS TO ELEVATION 8.5 FEET ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH THIS PROJECT TOPOGRAPHY IS BASED.
- 23. THE STREETS WITHIN THE SUBDIVISION WILL BE DEDICATED FOR PUBLIC USE.

PLAT OF SUBDIVISION AND

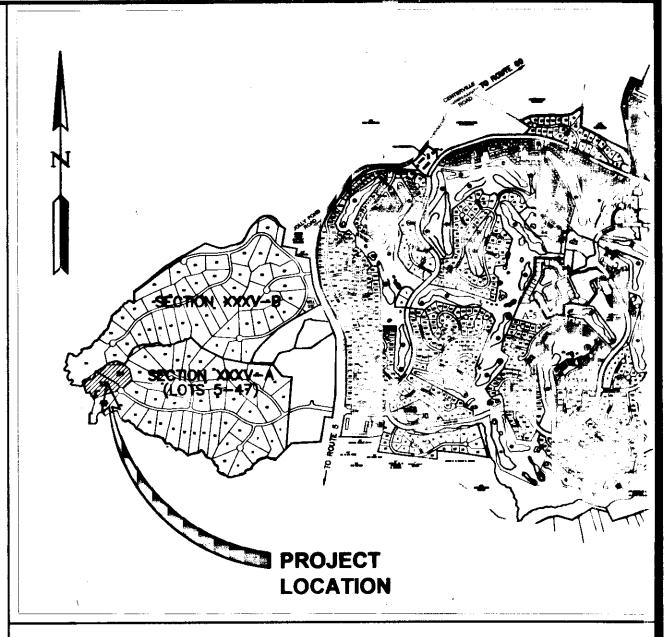
BOUNDARY LINE ADJUSTMENT

LOTS 23 - 24, SECTION XXXV

WESTPORT FORD'S COLONY

- 24. JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APROVED EXTENDING CUL-DE-SAC RIGHT-OF-WAY LENGTHS FOR THE FOLLOWING ROADS (FOR DESCRIBED LENGTHS): ESKERHILLS (1,153'); WESTPORT (1,619'); DUNHUGH (1,502'); FOREST OF ARDON (1,053'); TAYMOUTH CASTLE (3,451').
- 25. A 15' PRINCIPAL DWELLING FOUNDATION SETBACK EXISTS OFF ALL RPA BUFFERS AND CONSERVATION EASEMENTS. THIS SETBACK PROHIBITS THE INSTALLATION OF BUILDING FOUNDATIONS ASSOCIATED WITH THE PRIMARY DWELLING AND DOES NOT PROHIBIT THE INSTALLATION OF DECKS, PATIOS OR OTHER STRUCTURES NOT REQUIRING A FOUNDATION.

VIRGINIA





VICINITY MAP

(Approximate Scale: 1"=2,000')

MAP COPYRIGHT (C) KAPPA MAP GROUP LLC (800) 829-6277 PERMITTED USE NUMBER 21004223

Large/Small-Plat(s) Recorded herewith as # 14000 4338

AREA TABULATION

	<u> </u>	ACRES±
EXISTING AREA OF LOTS 5-22; 25-47	7,336,820	168.43
EXISTING AREA OF COMMON AREA	171,060	3.93
EXISTING AREA OF R/W	4 27,717	9.82
LOT 23	203,88 0	4.68
LOT 24	208,127	4.78
NEW AREA OF SECTION XXXV-A	8,245,248	189.29
TOTAL NUMBERS OF LOTS IN SECTION XXXV-A:	43	
	<u> </u>	ACREST
EXISTING AREA OF SECTION XXXV-B	8,271,641	189.89
EXISTING AREA OF SECTION XXXV-B	8,271,641 83,167	1 89.89 1.91

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 17 TO DAY OF 14 TO DAY OF 14 TO DAY OF 14 TO DAY OF 15 TO THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

9.2 AM/PM INSTRUMENT # 140004338

anny storey DC BETSY B. WOOLRIDGE. CLERK



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994

CONSULTING ENGINEERS

Central Virginia

@ WILLIAMSBURG JAMES CITY COUNTY

POWHATAN DISTRICT

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	1	2/10/14	REVISED PER COUNTY COMMENTS	JAG	AWT
	No.	DATE	REVISION / COMMENT / NOTE	BY	

Designed	Drawn		
JAG	AES		
Scale	Date		
N/A	9/21/12		
Project No.			
56	5 652 –2 1		
Drawing No.			
1 of 2			

Hampton Roads