

140064338

CERTIFICATION OF SOURCE OF TITLE

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, dated 2/21/14

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, City/County of Henrico, Donna Blanchard, Notary Public, My Commission Expires 4/30/16

Signature of Donna Blanchard, Notary Public, 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.

Donna D. Bredie, Virginia Department of Health, dated 2/20/14

Subdivision Agent of James City County, dated 3/5/14

REFERENCES:

PLAT OF SUBDIVISION: LOTS 5-22, 25-47, RECORDED ON 3/27/08. INSTR. #080008530

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

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

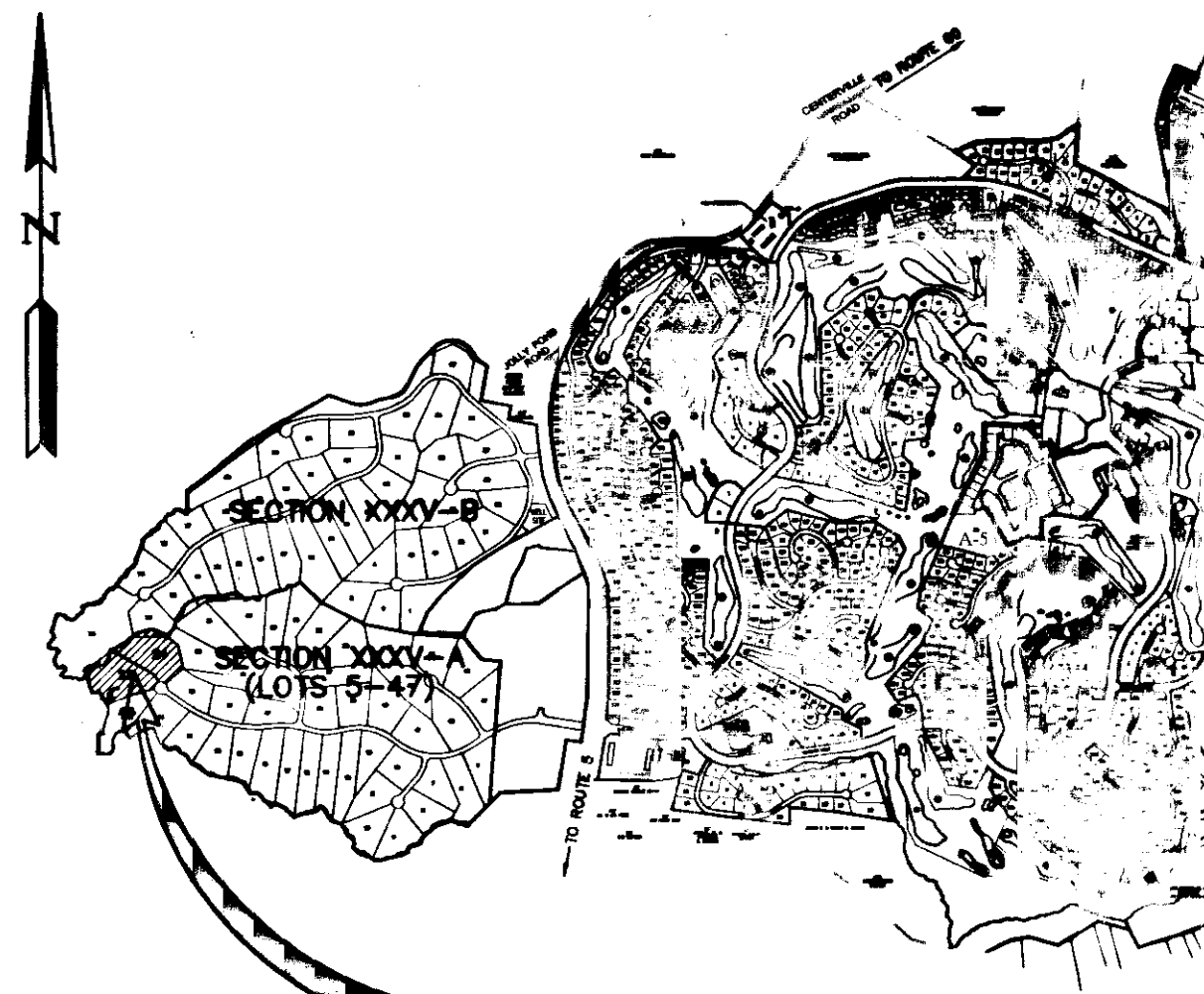
SURVEYOR'S CERTIFICATE

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.

Thomas C. Sublett, Surveyor, dated 2/10/14

GENERAL NOTES

- 1. TAX MAP PARCEL TO BE SUBDIVIDED PARCEL ID: 3610100015
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL DISTRICT.
3. BUILDING SETBACKS SHOWN ARE AS DESCRIBED IN THE CURRENT JCC ORDINANCE.
4. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS...
25. A 15' PRINCIPAL DWELLING FOUNDATION SETBACK EXISTS OFF ALL RPA BUFFERS AND CONSERVATION EASEMENTS.



PROJECT LOCATION



VICINITY MAP (Approximate Scale: 1"=2,000') MAP COPYRIGHT (C) KAPPA MAP GROUP LLC (800) 829-6277 PERMITTED USE NUMBER 21004223

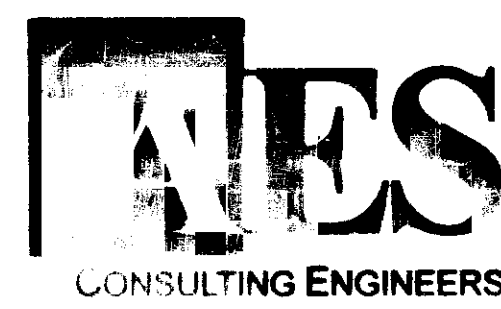
2 Large/Small Plat(s) Recorded herewith as # 140064338

AREA TABULATION

Table with columns: S.F.±, ACRES±. Rows include: EXISTING AREA OF LOTS 5-22; 25-47 (7,336,820 S.F., 168.43 ACRES); EXISTING AREA OF COMMON AREA (171,060 S.F., 3.93 ACRES); EXISTING AREA OF R/W (427,717 S.F., 9.82 ACRES); LOT 23 (203,880 S.F., 4.68 ACRES); LOT 24 (208,127 S.F., 4.78 ACRES); NEW AREA OF SECTION XXXV-A (8,245,248 S.F., 189.29 ACRES); TOTAL NUMBERS OF LOTS IN SECTION XXXV-A (43); EXISTING AREA OF SECTION XXXV-B (8,271,641 S.F., 189.69 ACRES); AREA OF WELL LOT (83,167 S.F., 1.91 ACRES); AREA ADDED TO SECTION XXXV-B (102,356 S.F., 2.35 ACRES); NEW AREA OF SECTION XXXV-B (8,457,164 S.F., 194.15 ACRES).

STATE OF VIRGINIA, CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17th DAY OF March, 2014. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:21 AM/PM INSTRUMENT # 140064338

TESTE: Amy Storey DC, Betsy B. Woolridge, Clerk



5248 Old Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT LOTS 23 - 24, SECTION XXXV WESTPORT FORD'S COLONY @ WILLIAMSBURG POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

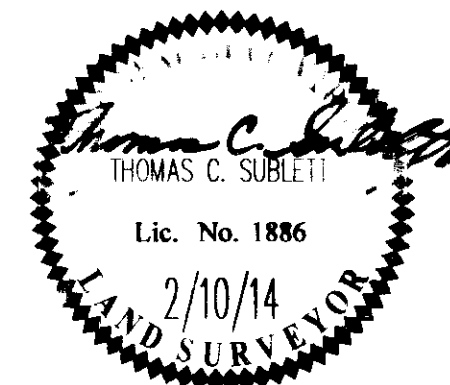


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Row 1: 2/10/14, REVISED PER COUNTY COMMENTS, JAG, AWT.

Table with columns: Designed (JAG), Drawn (AES), Scale (N/A), Date (9/21/12), Project No. (5652-21), Drawing No. (1 of 2).