

14001178

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.

Windmill Meadows LLC 4/9/14

BY: [Signature] DATE: [Blank]
PRINTED NAME: LAURENCE E. BEAMER
TITLE: MANAGING MEMBER

Certificate Of Notarization

STATE OF Virginia
COUNTY/CITY OF James City



I, Diane Ditzel, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LAURENCE E. BEAMER, 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 9th DAY OF April, 2014
MY COMMISSION EXPIRES Sept 30, 2017
Diane Ditzel 7573080
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] 7/2/14
BY: STEPHEN A. ROMEO, L.S. #001448-B DATE:

Area Chart table with columns: Sq. ft., Acres. Rows include SECTION V - RESIDENTIAL LOTS(46-53) 90,899 2.0868, SECTION I - RESIDENTIAL LOTS(19-26) 95,178 2.1850, etc.

Certificate Of Approval

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

[Signature] 10/24/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 7-9-14
VIRGINIA DEPARTMENT OF HEALTH DATE
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

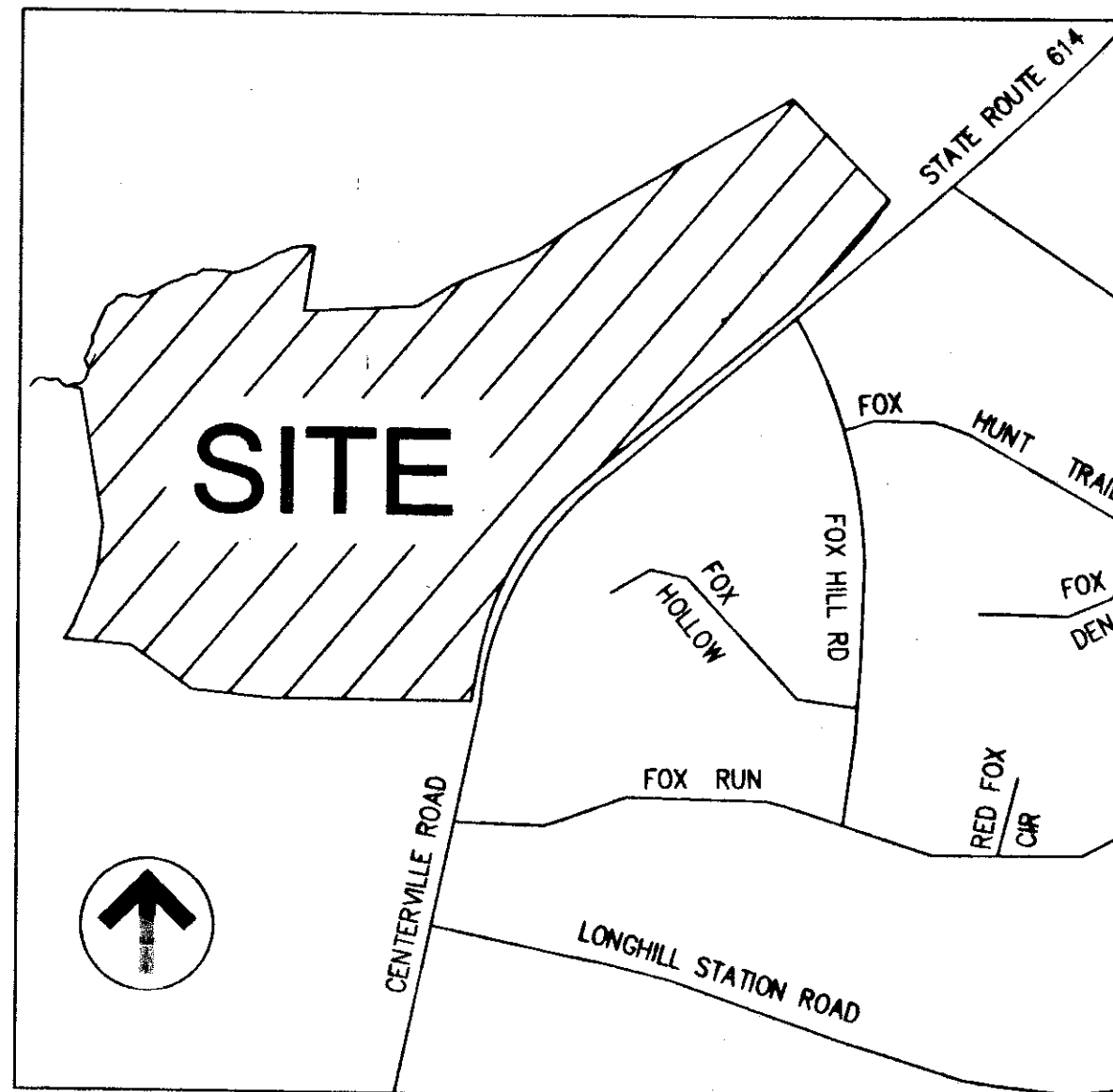
State of Virginia, James City County

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, THIS 10th DAY OF July, 2014, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

10:50 AM INSTRUMENT NO. 14001178
TESTE: [Signature]
BY: [Signature] Deputy Clerk

General Notes

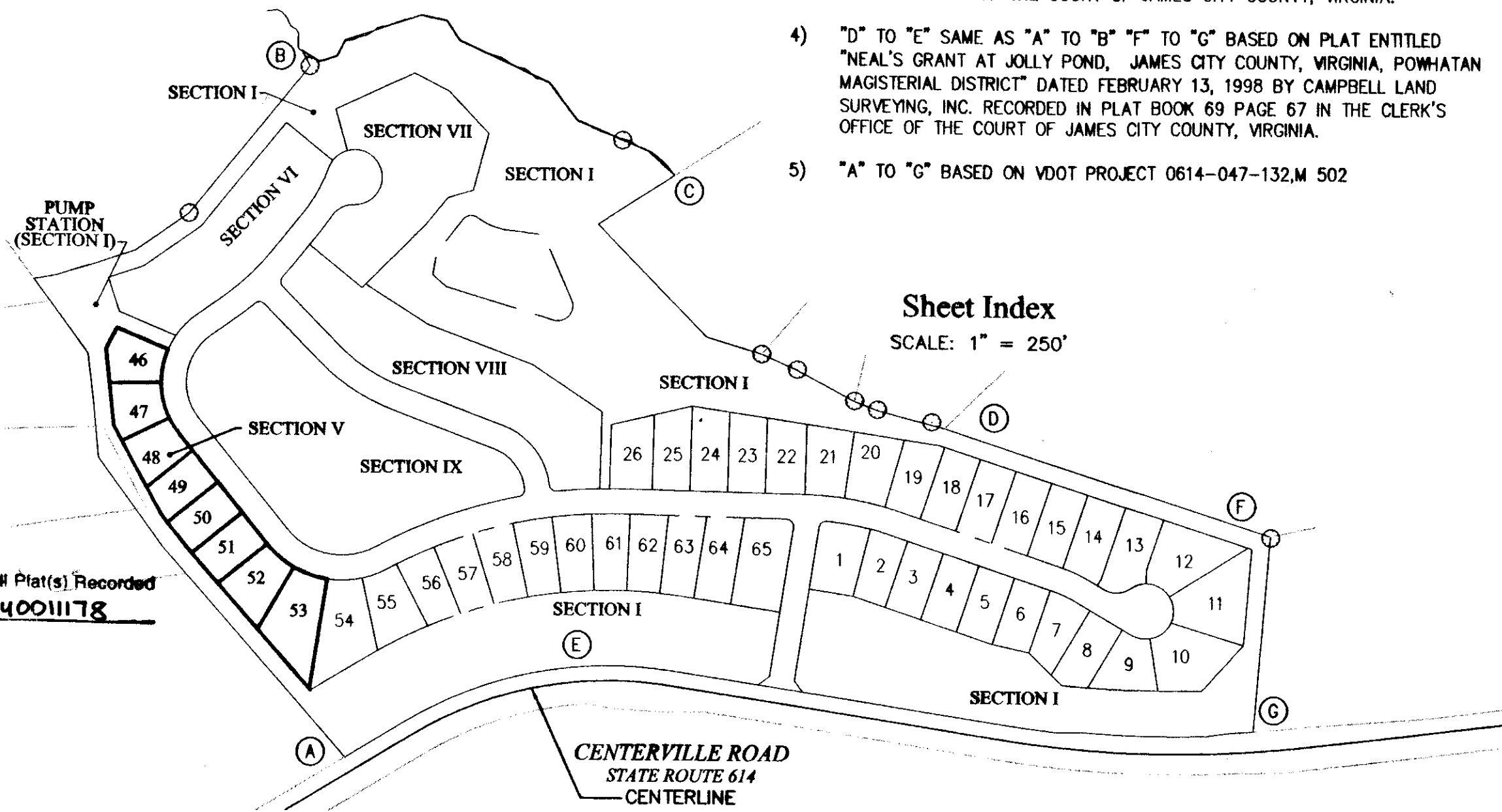
- 1. IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
2. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
3. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
4. ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
5. COMMON AREAS TO BE DEDICATED TO WINDMILL MEADOWS HOME OWNERS ASSOCIATION.
6. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION / RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY THE FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
7. A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTAGES.
8. MERIDIAN: VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83)(1986), BASED ON JAMES CITY COUNTY GEODETIC CONTROL SYSTEM MONUMENTS "STATION 308" AND "STATION 309 RESET 1990".
9. THE SUBJECT PROPERTIES LIE IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51095C0110C, EFFECTIVE DATE SEPTEMBER 28, 2007.
10. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
11. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
12. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
13. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
14. APPROVED CONSTRUCTION PLAN (REVISED DATE) IS DECEMBER 13, 2006. (CASE # S-0091-2005)
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.
2) "B" TO "C" CENTERLINE OF STREAM PER INSTRUMENT NUMBER 970018805 RECORDED IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
3) "C" TO "D" BASED ON PLAT ENTITLED "FAMILY SUBDIVISION, HIPPLE FAMILY, OWNER/DEVELOPER THOMAS J. JR. & ANNE E. HIPPLE, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED DECEMBER 13, 1996 BY THE DEYOUNG JOHNSON GROUP RECORDED IN PLAT BOOK 65 PAGE 95 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
4) "D" TO "E" SAME AS "A" TO "B" "F" TO "G" BASED ON PLAT ENTITLED "NEAL'S GRANT AT JOLLY POND, JAMES CITY COUNTY, VIRGINIA, POWHATAN MAGISTERIAL DISTRICT" DATED FEBRUARY 13, 1998 BY CAMPBELL LAND SURVEYING, INC. RECORDED IN PLAT BOOK 69 PAGE 67 IN THE CLERK'S OFFICE OF THE COURT OF JAMES CITY COUNTY, VIRGINIA.
5) "A" TO "G" BASED ON VDOT PROJECT 0614-047-132.M 502



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

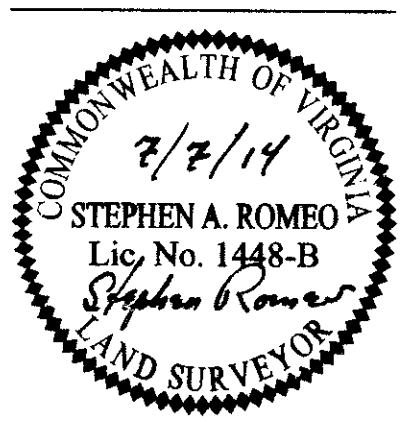
Legend

- 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, Appd.
Designed by: SAR, Drawn by: CRO, Checked by: SAR
CAD checked by: SAR, Approved by: SAR
Scale: 1" = 100', Date: 9/3/13

Project Title: Windmill Meadows Section V Lots 46-53 James City County, Virginia

Drawing Title: Subdivision Plat of the property of Windmill Meadows, LLC

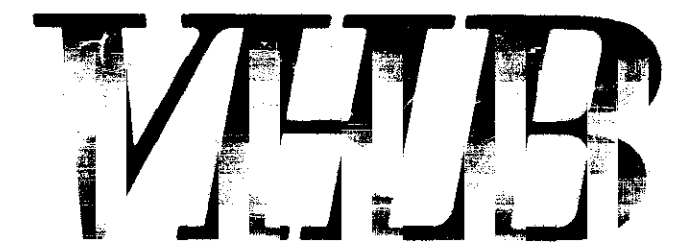


Drawing Number: Sd-1
Sheet 1 of 2
Project Number: 31915.01

14001178

Zoning Summary Chart

Zoning District(s): R2	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	150 FT (75' MAY PERMITTED WITH SCREENING)	150 FT & 75' WITH LANDSCAPED BERM
REMAINING PERIMETER	35'	35'
MIN. OPEN SPACE	15% OF NET DEVELOPABLE AREA 50% OF BUFFERS CAN BE COUNTED TOWARDS OPEN SPACE	2.45 Ac.



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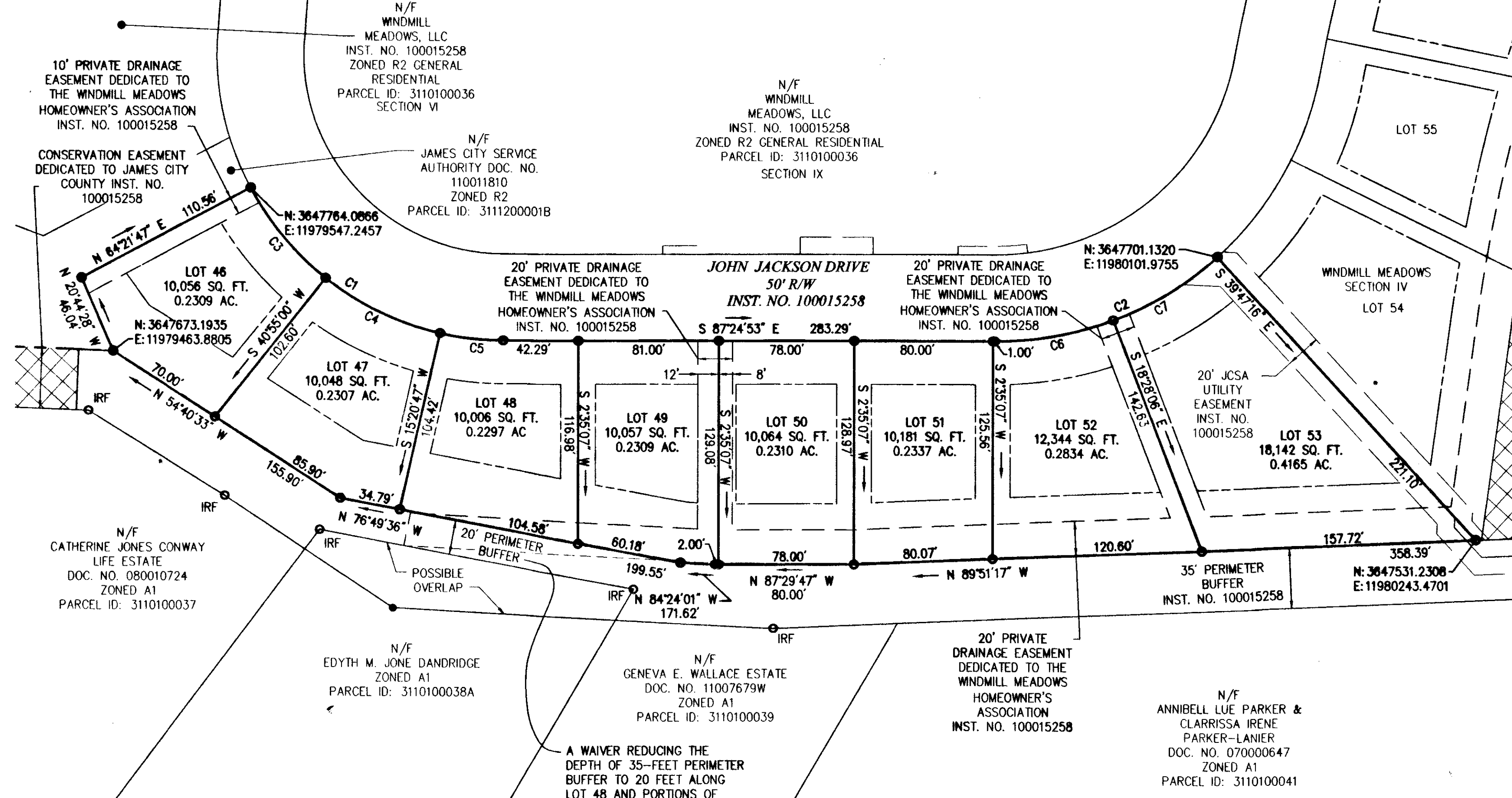
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Legend

- SUBJECT AREA LIMITS
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED PROPERTY LINE
- - - PROPOSED SETBACK LINE
- - - PRIVATE DRAINAGE EASEMENT
- - - JCSA UTILITY EASEMENT
- ▨ CONSERVATION EASEMENT DEDICATED TO JAMES CITY COUNTY INST. NO. 100015258

No.	Revision	Date	Appvd.

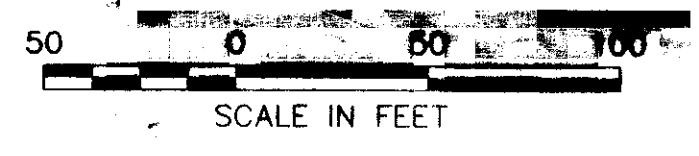
Designed by: _____ Drawn by: CRO Checked by: SAR
 CAD checked by: SAR Approved by: _____
 Scale: 1" = 50' Date: 9/3/13
 Project Title: _____



Windmill Meadows Section V
Lots 46-53
 James City County, Virginia

2 Large/Small Plat(s) Recorded herewith as # 14001178

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 10 July 2014
 at 10:50 AM/PM, PG _____
 Document # 14001178
 Betsy B. Woolridge, Clerk
 Betsy B. Woolridge, Dep. Clerk

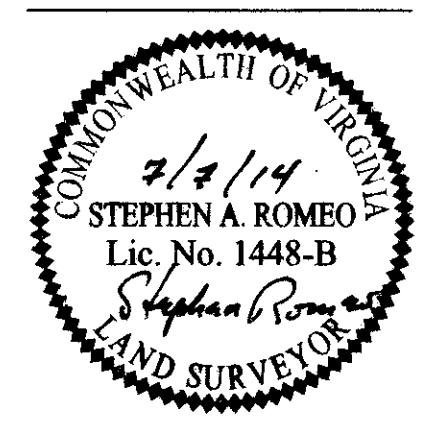


A WAIVER REDUCING THE DEPTH OF 35-FEET PERIMETER BUFFER TO 20 FEET ALONG LOT 48 AND PORTIONS OF LOTS 47 AND LOT 49 SHOWN HEREON WAS APPROVED BY THE PLANNING DIRECTOR IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN SECTION 24-266 OF THE ZONING ORDINANCE.

ON JUNE 25, 2014, THE DRC FOUND THE PROPOSED REDUCTION OF THE 35-FEET PERIMETER BUFFER ALONG LOT 48 AND PORTIONS OF LOTS 47 AND 49 TO BE CONSISTENT WITH THE MASTER PLAN FOR WINDMILL MEADOWS APPROVED ON 05/10/2005.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	178.51'	165.00'	61°59'10"	99.11'	169.93'	S56°25'18"E
C2	140.51'	190.00'	42°22'23"	73.64'	137.33'	N71°23'56"E
C3	68.12'	165.00'	23°39'17"	34.55'	67.64'	S37°15'22"E
C4	73.64'	165.00'	25°34'13"	37.44'	73.03'	S61°52'07"E
C5	36.75'	165.00'	12°45'40"	18.45'	36.67'	S81°02'03"E
C6	69.82'	190.00'	21°03'13"	35.31'	69.42'	N82°03'30"E
C7	70.70'	190.00'	21°19'10"	35.76'	70.29'	N60°52'19"E

Subdivision Plat
 of the property of
Windmill Meadows, LLC



Drawing Number
Sd-2
 Sheet 2 of 2
 Project Number
 31915.01