

180011601

CERTIFICATION OF SOURCE OF TITLE (LOTS 1, 2 AND 16)
THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY WESTMORELAND CORPORATION, A VIRGINIA CORPORATION TO HHHUNT HOMES HAMPTON ROADS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JANUARY 2, 2017 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 170000380.

OWNER'S CERTIFICATION

THE PROPOSED BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR HHHUNT HOMES HAMPTON ROADS, LLC

STEPHEN ANDERSON (DIVISION MANAGER)

5/21/18
DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News

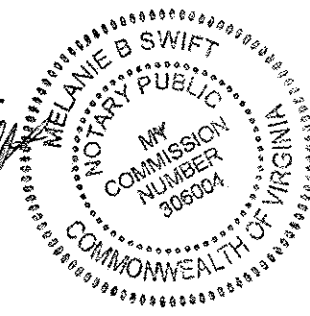
I, Melanie B Swift A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 21st DAY OF May, 2018.

MY COMMISSION EXPIRES: 4-30-21

NOTARY REGISTRATION NUMBER: 306004

Melanie B Swift
NOTARY PUBLIC SIGNATURE



CERTIFICATION OF SOURCE OF TITLE (COMMON AREAS 1 & 2)

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY MCALE DEVELOPMENT-LANDFALL, L.L.C. TO LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION BY DEED DATED MARCH 19, 2008 AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY PER INSTRUMENT #080024297.

OWNER'S CERTIFICATION

THE PROPOSED BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

FOR LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION

D Metcalfe 6.4.18
OFFICER OF LANDFALL COMMUNITY ASSOCIATION DATE

LD METCALFE VP
PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF York

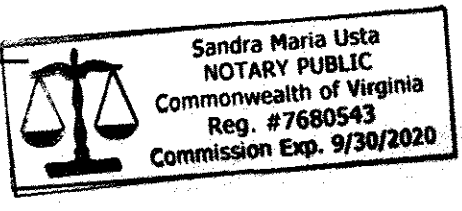
I, Sandra Maria Usta, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF June, 2018.

MY COMMISSION EXPIRES: 9/30/2020

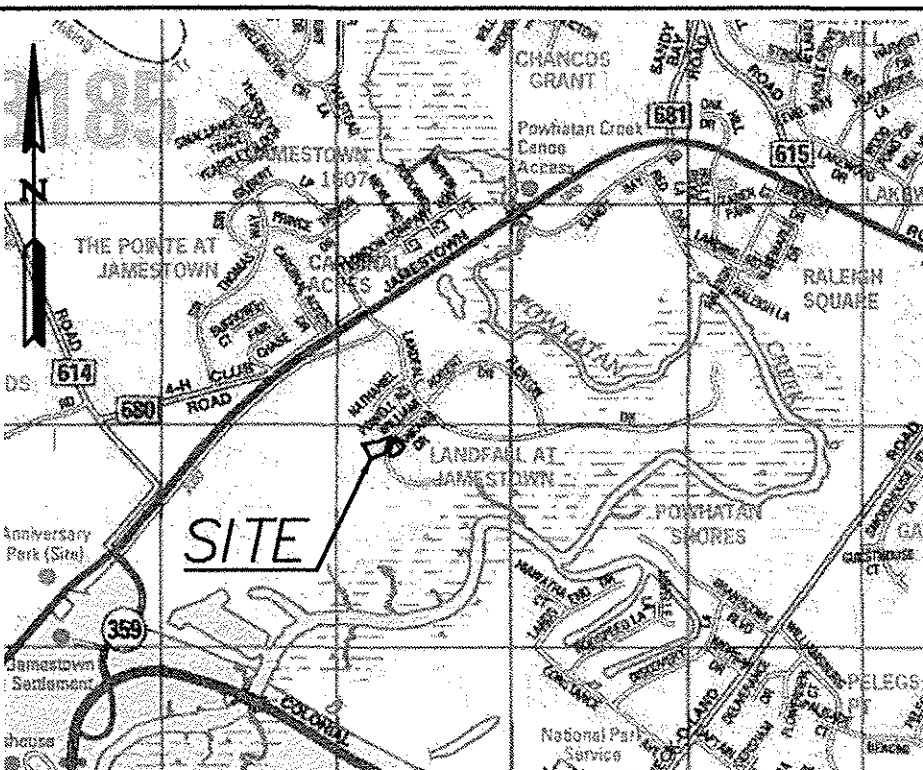
Sandra Maria Usta
NOTARY PUBLIC SIGNATURE

NOTARY REGISTRATION NUMBER: 7680543



GENERAL NOTES:

- 1. PROPERTIES AS SHOWN CURRENTLY ZONED R2 (GENERAL RESIDENTIAL) WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0008-1989.
- 2. PROPERTY PARCEL ID'S AND ADDRESSES ARE:
LOT 1: 4640800001 - 2524 WILLIAM TANKARD DRIVE
LOT 2: 4640800002 - 4304 EDWARD HARRINGTON ROAD
LOT 16: 4640800016 - 2525 WILLIAM TANKARD DRIVE
COMMON AREAS 1 & 2: 464080001A - 2510 WILLIAM TANKARD DRIVE
- 3. SETBACK LINES ARE AS SHOWN ON THE PLAT.
- 4. THIS SITE SHALL BE SERVED BY THE PUBLIC WATER AND SEWER.
- 5. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- 6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 7. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 8. THIS PROPERTY IS IN FLOOD ZONE X AND AE AS SHOWN ON MAP NUMBER 51095C0182D, PANEL 0182, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA, ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ZONE AE IS DEFINED AS THE SPECIAL FLOOD HAZARD AREA SUBJECT TO 1% ANNUAL FLOOD CHANCE. BASED FLOOD ELEVATIONS DETERMINED.
- 9. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 10. THIS PLAT IS BASED ON RECORD INFORMATION AND A CURRENT FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 11. 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 ANY CAUSE.
- 12. CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION GRANTED ON AUGUST 14, 2006 (CASE NO. CBE-06-043).
- 13. 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.
- 14. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.



VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE OR 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.

Preston C. Judson 5/2/18
PRESTON C. JUDSON, L.S. #3130 DATE

CERTIFICATE OF APPROVAL

THIS BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 6/12/18
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

2 Large/Small Plat(s) Recorded
herewith as # 180011601

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 11 DAY OF July, 2018.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 9:42AM/PM
INSTRUMENT # 180011601

TESTE: MONA A. FOLEY, CLERK
MONA A. FOLEY, CLERK

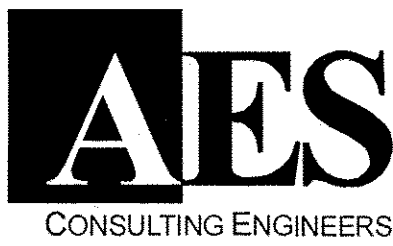
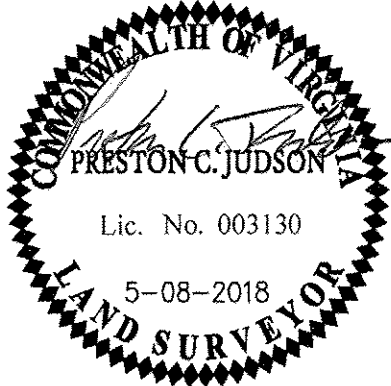
AREA TABULATION

	FORMER AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
AREA OF LOT 1	10,065 S.F.±	0.231 AC.±	13,734 S.F.±	0.315 AC.±
AREA OF LOT 2	10,005 S.F.±	0.230 AC.±	11,964 S.F.±	0.275 AC.±
AREA OF LOT 16	11,004 S.F.±	0.253 AC.±	14,419 S.F.±	0.331 AC.±
AREA OF COMMON AREA 1	45,982 S.F.±	1.056 AC.±	40,354 S.F.±	0.926 AC.±
AREA OF COMMON AREA 2	87,298 S.F.±	2.004 AC.±	83,883 S.F.±	1.926 AC.±
TOTAL AREA SUBDIVIDED	164,354 S.F.±	3.773 AC.±	164,354 S.F.±	3.773 AC.±

JCC CASE NO. S-0014-2018

PLAT OF BOUNDARY LINE ADJUSTMENT
AND LOT LINE EXTINGUISHMENT
LOTS 1, 2, 16 AND COMMON AREAS 1 & 2
LANDFALL VILLAGE
BETWEEN THE PROPERTIES OWNED BY
HHHUNT HOMES AND LANDFALL AT JAMESTOWN COMMUNITY ASSOCIATION
JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: PGJ/SDC
Project Number: W10487-00
Scale: AS NOTED Date: 3-23-2018
Sheet Number
1 of 2



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Hampton Roads | Central Virginia | Middle Peninsula

Rev	Date	Description	Revised By
1	5-08-2018	REVISE PER COUNTY COMMENTS	SDC

S:\085\1804709_Landfall Village\Survey\Plat\Boundary Line Adjustment_Lot Line Extinguishment\180011601_Plat_BLA_LLE.dwg, 05/20/18 12:51 PM, sdc