

180014513

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

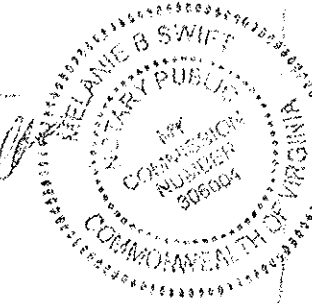
I, Nelanie B. Swift, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

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

MY COMMISSION EXPIRES: 4-30-21

NOTARY REGISTRATION NUMBER: 3060004

Nelanie 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 MCCAULEY 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

LD Metcalfe OFFICER OF LANDFALL COMMUNITY ASSOCIATION

6-4-18 DATE

LD METCALFE PRINTED NAME TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF York

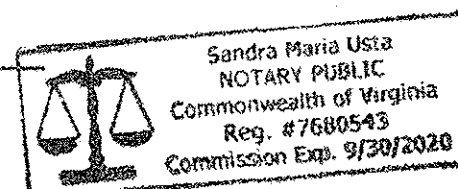
I, Sandra Maria Usta, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

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

MY COMMISSION EXPIRES: 9/30/2020

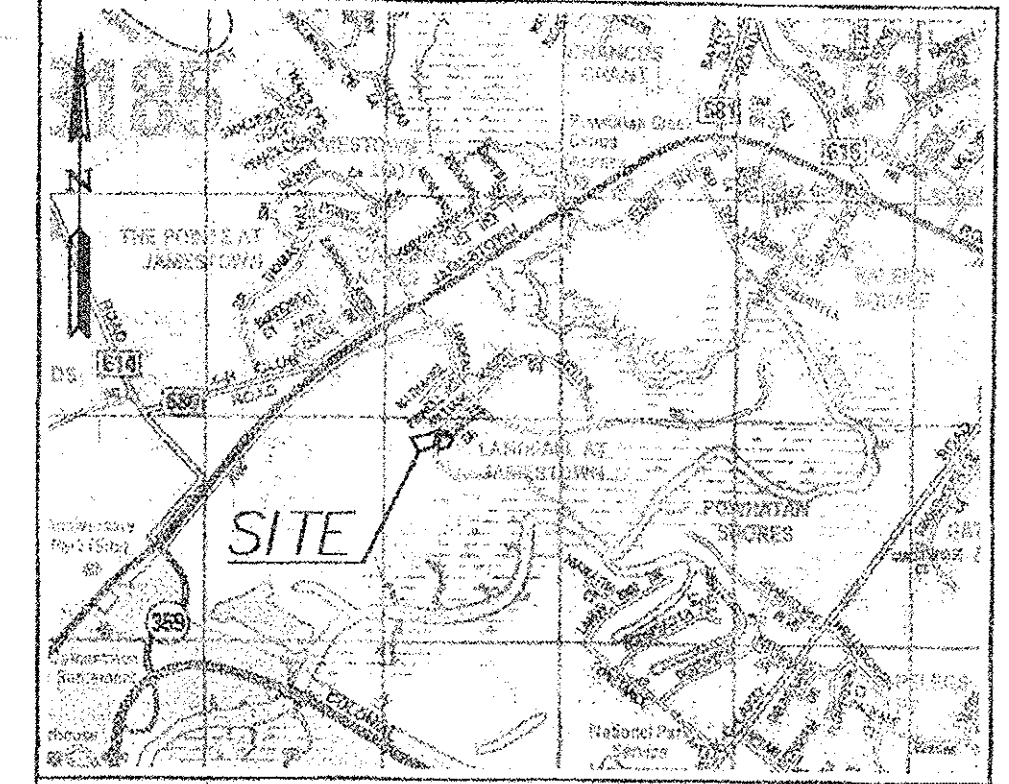
Sandra Maria Usta NOTARY PUBLIC SIGNATURE

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: 4640800001A - 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

VIRGINIA CIRCUIT COURT OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY. I CERTIFY THAT THE DOCUMENT TO WHICH THIS AUTHENTICATION IS AFFIXED IS A TRUE COPY OF A RECORD IN THIS COURT AND I AM THE CUSTODIAN OF THAT RECORD. MONA A. FOLEY, CLERK. BY: Janet Zubillaga Dep. Clerk

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 5/21/18 DATE PRESTON C. JUDSON, L.S. #3130

SEE CORRECTED PAGE 2 FOR REVISED CURVE TABLE

AREA TABULATION

Table with 4 columns: FORMER AREA (SQUARE FEET, ACRES), NEW AREA (SQUARE FEET, ACRES). Rows include AREA OF LOT 1, AREA OF LOT 2, AREA OF LOT 16, AREA OF COMMON AREA 1, AREA OF COMMON AREA 2, and TOTAL AREA SUBDIVIDED.

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 DATE SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

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

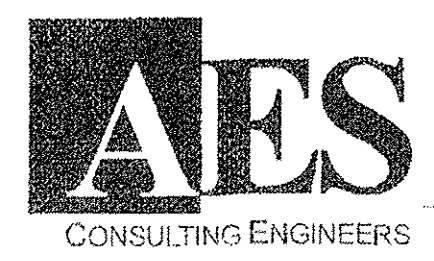
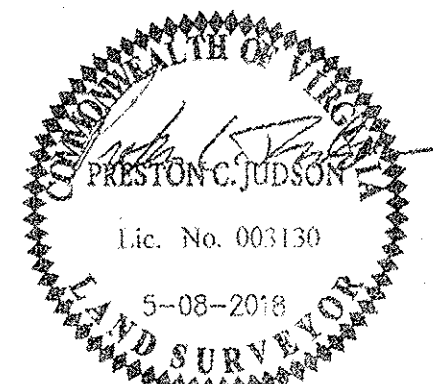
STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11 DAY OF July, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:42 AM/PM INSTRUMENT # 180011601

TESTE: MONA A. FOLEY, CLERK Janet Zubillaga D.C. MONA A. FOLEY, CLERK

3 Large/Small Plat(s) Recorded herewith as # 180014513

Corrected Page 2

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Sept. 12, 2018 at 8:59 AM PG 1 Document # 180014513 MONA A. FOLEY, CLERK Mon A. Foley, Clerk ER COUNTY COMM Janet Zubillaga D.C. Description Boundary Line Adjustment Record By Janet Zubillaga



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23168 Phone: (757) 253-0040 Fax: (757) 220-8594 www.aesva.com

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 JAMES TOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: PCJ/SDC Project Number: W10487.00 Scale: AS NOTED Date: 3-25-2018 Sheet Number: 1 of 2

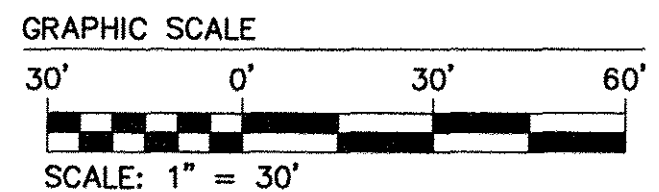
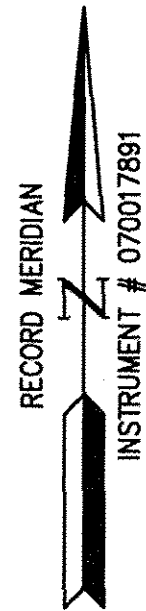
180014513

CORRECTED-CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	9°49'23"	580.00'	99.44'	49.84'	99.32'	N52°38'32"E
C2	25°10'17"	366.00'	160.79'	81.71'	159.50'	S44°58'05"W
C3	2°00'33"	366.00'	12.83'	6.42'	12.83'	S31°22'40"W
C4	30°45'31"	220.00'	118.10'	60.51'	116.69'	S14°59'37"W
C5	78°27'47"	30.00'	41.08'	24.49'	37.95'	N38°50'45"E
C6	9°05'55"	269.90'	42.86'	21.48'	42.82'	S74°29'51"W
C7	8°07'15"	269.90'	38.25'	19.16'	38.22'	S65°53'16"W
C8	48°15'45"	180.00'	151.82'	80.64'	147.18'	S6°14'30"W
C9	6°06'53"	326.00'	34.79'	17.41'	34.78'	S33°25'50"W
C10	21°03'57"	326.00'	119.86'	60.61'	119.19'	S47°01'15"W
C11	9°43'10"	620.00'	105.18'	52.71'	105.05'	N52°41'38"E
C12	3°22'36"	630.00'	37.13'	18.57'	37.12'	N47°38'45"E

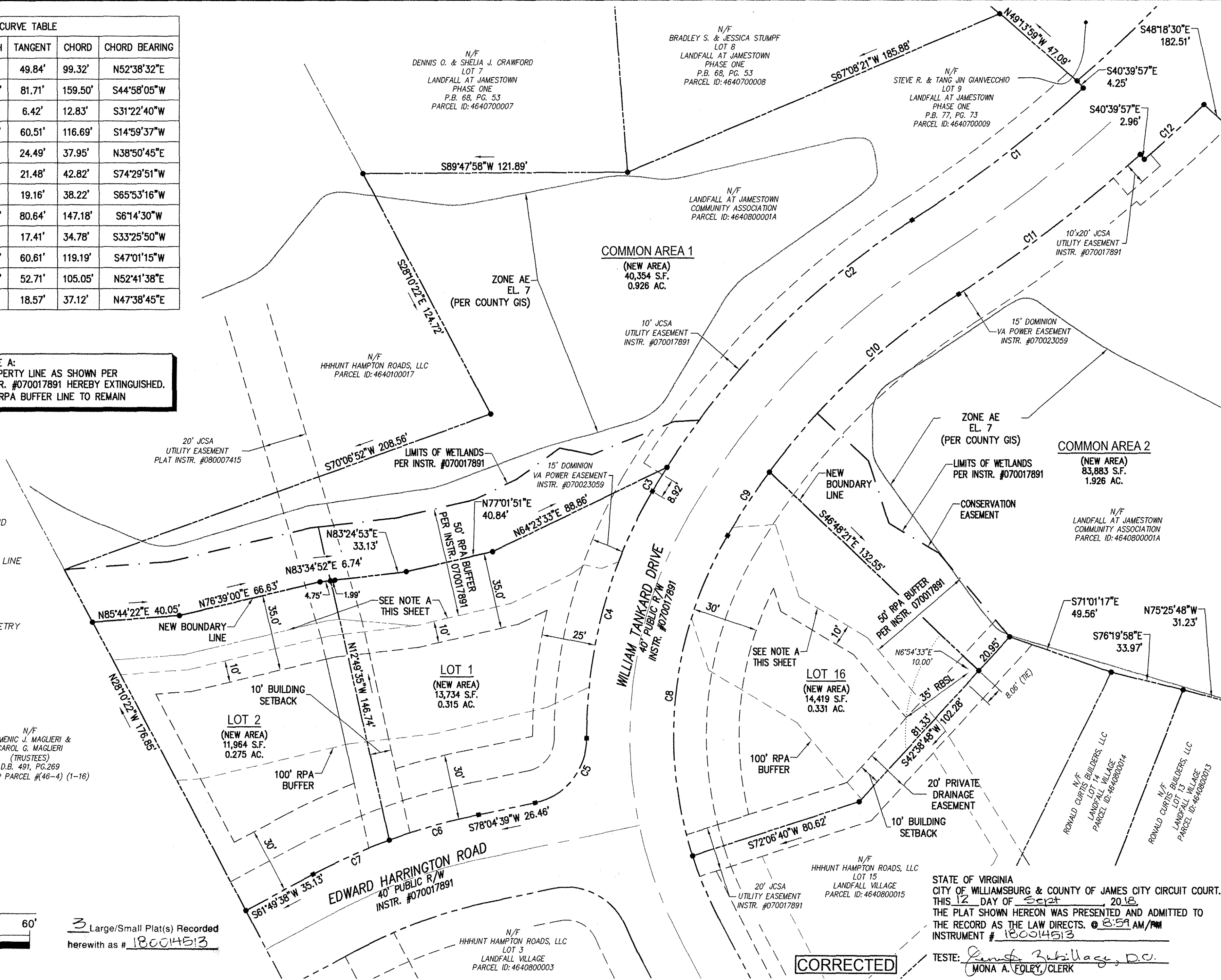
NOTE A:
PROPERTY LINE AS SHOWN PER INSTR. #070017891 HEREBY EXTINGUISHED. 50' RPA BUFFER LINE TO REMAIN

LEGEND

- IRF ○ IRON ROD FOUND
- IRS ● IRON ROD SET
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - EASEMENTS
- SETBACK GEOMETRY



3 Large/Small Plat(s) Recorded
herewith as # 180014513

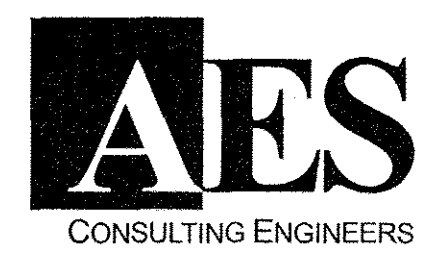
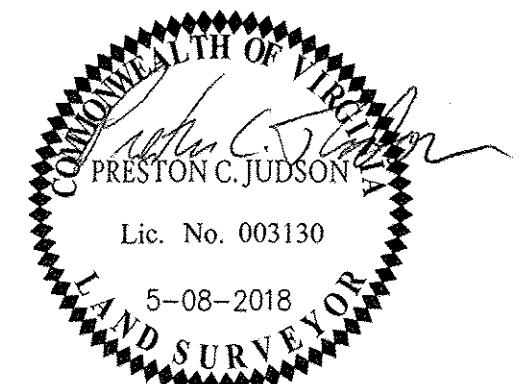


STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
THIS 12 DAY OF Sept 2018
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO
THE RECORD AS THE LAW DIRECTS. @ 8:59 AM/PM
INSTRUMENT # 180014513

TESTE: *Monica A. Foley*
MONA A. FOLEY, CLERK

CORRECTED

Rev.	Date	Description	Revised By
2	9-11-2018	REVISED CURVE TABLE	SDC
1	5-08-2018	REVISE PER COUNTY COMMENTS	SDC



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

Hampton Roads | Central Virginia | Middle Peninsula

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: PCJ/SDC	
Project Number: W10487-00	Date: 3-23-2018
Scale: 1"=30'	Sheet Number
2 of 2	

180014513

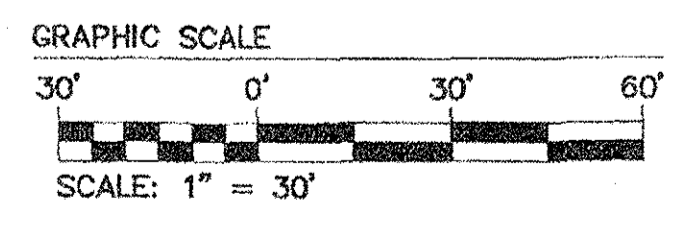
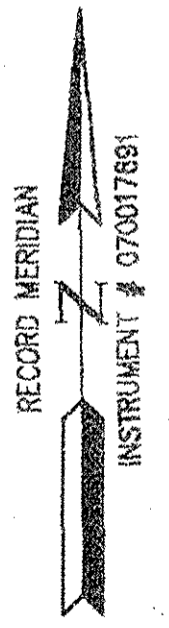
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LEGEND

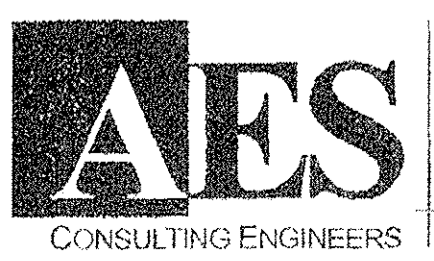
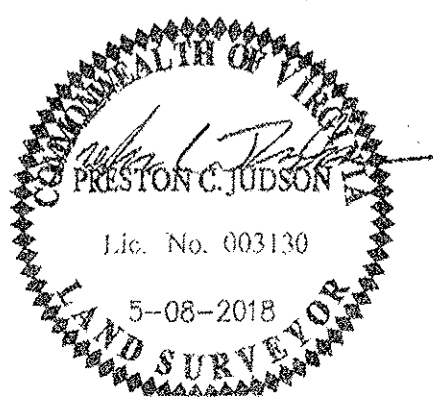
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- IRS_o IRON ROD SET
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- SETBACK GEOMETRY



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

N/F DOMENIC J. MACHERI & CAROL G. MAGLIERI (TRUSTEES) D.B. 491, PG.289 TAX MAP PARCEL # (16-4) (1-16)

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Sept. 12, 2018 at 8:59 AM/PM, PB PG Document # 180014513 MONA A. FOLEY, CLERK



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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LANDFALL VILLAGE
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Project Contacts:	PCJ/SDC
Project Number:	W10487-00
Scale:	Date:
1"=30'	3-23-2018
Sheet Number	
2 of 2	

Corrected Page 2

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. @ 9:42 AM/PM
INSTRUMENT # 180011601

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

