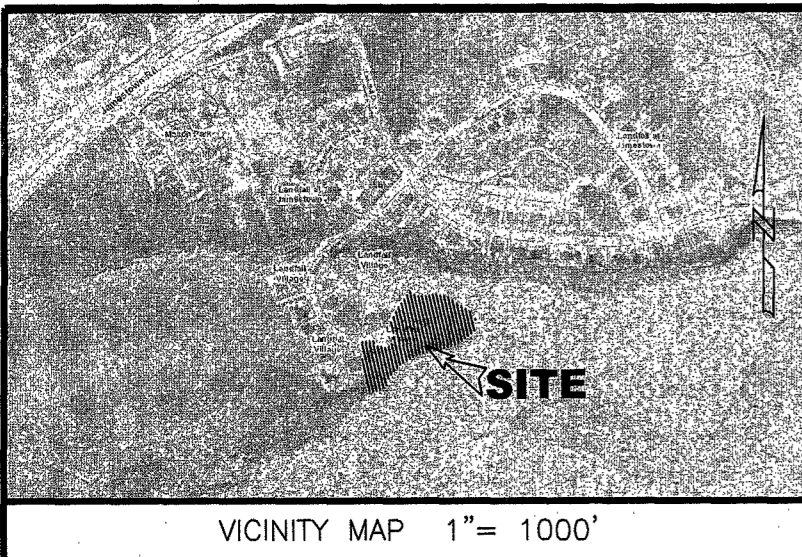


202308877



GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. WETLANDS SHOWN PER PLAT OF RECORD, INSTR. 070017891.
3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. PARCEL LIES IN F.I.R.M. ZONE "X" & "AE" ACCORDING TO COMMUNITY PANEL #51095C0182D DATED DECEMBER 16, 2015
7. THIS PROPERTY FALLS WITHIN THE RPA AND RMA.
8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE.
11. NATURAL OPEN SPACE EASEMENTS AND CONSERVATION EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

SUBDIVISION OF
LOT 9 & LOT 10
LANDFALL VILLAGE

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
DATE: 1-20-2023 SCALE: 1"=40' JOB # 21-411

LandTech
Resources, Inc.

Surveying • Engineering • GPS
205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

JCC-S-22-0035

OWNERS CERTIFICATE (LOT 9)

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature of Robert O. Fetter, dated 6/29/2023
Signature of Caroline R. Fetter, dated 6/29/23

OWNERS CERTIFICATE (LOT 10)

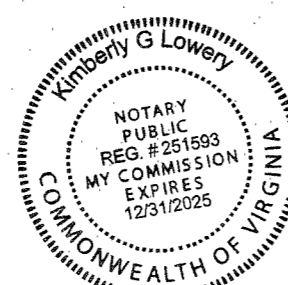
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Signature of Terry D. Ricks, Trustee
Signature of Kathleen E. Lamb, Trustee

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Kimberly G. Lowery, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

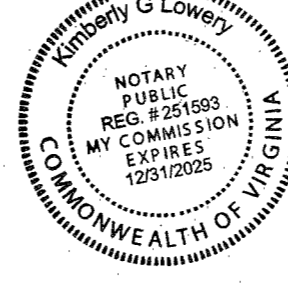
GIVEN UNDER MY HAND THIS 29th DAY OF June, 2023.
MY COMMISSION EXPIRES 12/31/25
Signature of Kimberly G. Lowery, Notary Public
REGISTRATION NO. 251593



CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, Kimberly G. Lowery, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF June, 2023.
MY COMMISSION EXPIRES December 31, 2025
Signature of Kimberly G. Lowery, Notary Public
REGISTRATION NO. 251593



CERTIFICATE OF SOURCE OF TITLE (LOT 9)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF ROBERT O. & CAROLINE R. FETTER AND WAS ACQUIRED FROM HHHUNT HOMES HAMPTON ROADS, LLC. BY THAT CERTAIN DEED DATED OCTOBER 24, 2018 RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTR#180017138.

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF TERRY D. RICKS & KATHLEEN E. LAMB (TRUSTEES) AND WAS ACQUIRED FROM BENJAMIN RUSSELL & LOREN ANN GRIMES BY THAT CERTAIN DEED DATED APRIL 1, 2014 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTR#140005289.

PROPERTY INFORMATION

PARCEL ID: #4640800009 (LOT 9)
EXISTING ADDRESS:
2552 WILLIAM TANKARD DRIVE
WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: #4640800010 (LOT 10)
EXISTING ADDRESS:
2561 WILLIAM TANKARD DRIVE
WILLIAMSBURG, VIRGINIA 23185

ZONING DISTRICT: R2
BUILDING SETBACK: (PER ZONING ORDINANCE)
FRONT = 25'
REAR = 35'
SIDE = 10'

AREA TABULATION

Table with 3 columns: Lot/Parcel ID, Area (S.F.), and Total Area (AC). Includes entries for Lot 10, Lot 9, Landfall at Jamestown Community Assoc. Common Area (1 & 2), New Common Area #3, and New Landfall at Jamestown Community Assoc. Common Area (1,2 & 3).

CERTIFICATE OF APPROVAL

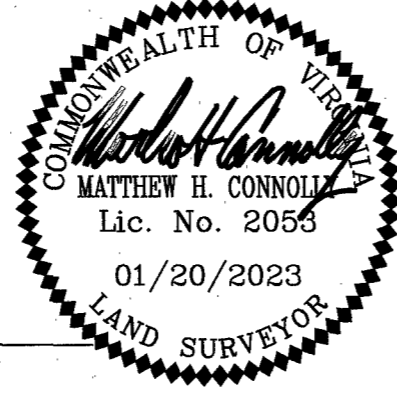
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature of Subdivision Agent, dated 19 July 2023

SURVEYORS 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.

Signature of Matthew H. Connolly, dated 01/20/2023, #2053



2 Large/Small Plat(s) Recorded
herewith as # 202308877

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 18th DAY OF August, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:47 am INSTRUMENT # 202308877
TESTE ELIZABETH E. O'CONNOR, CLERK

202308877

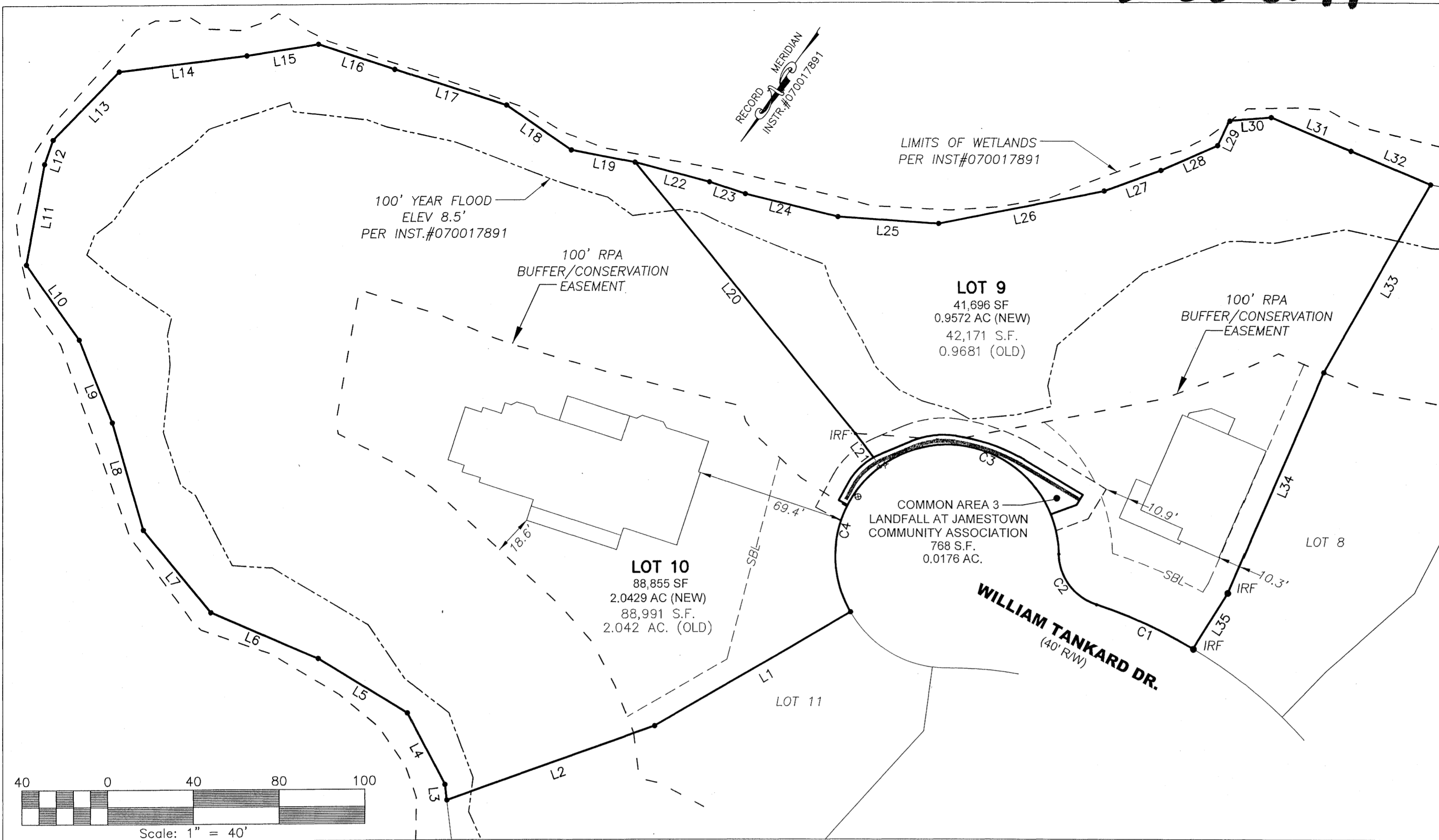
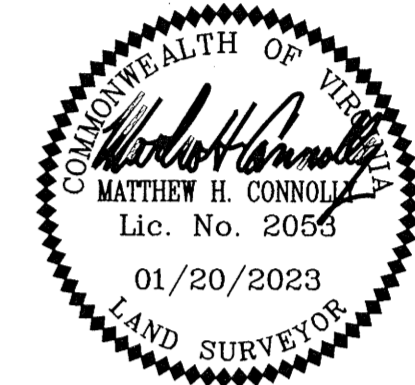
SUBDIVISION OF
LOT 9 & LOT 10
 LANDFALL VILLAGE

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA
 DATE: 1-20-2023 SCALE: 1"=40" JOB # 21-411

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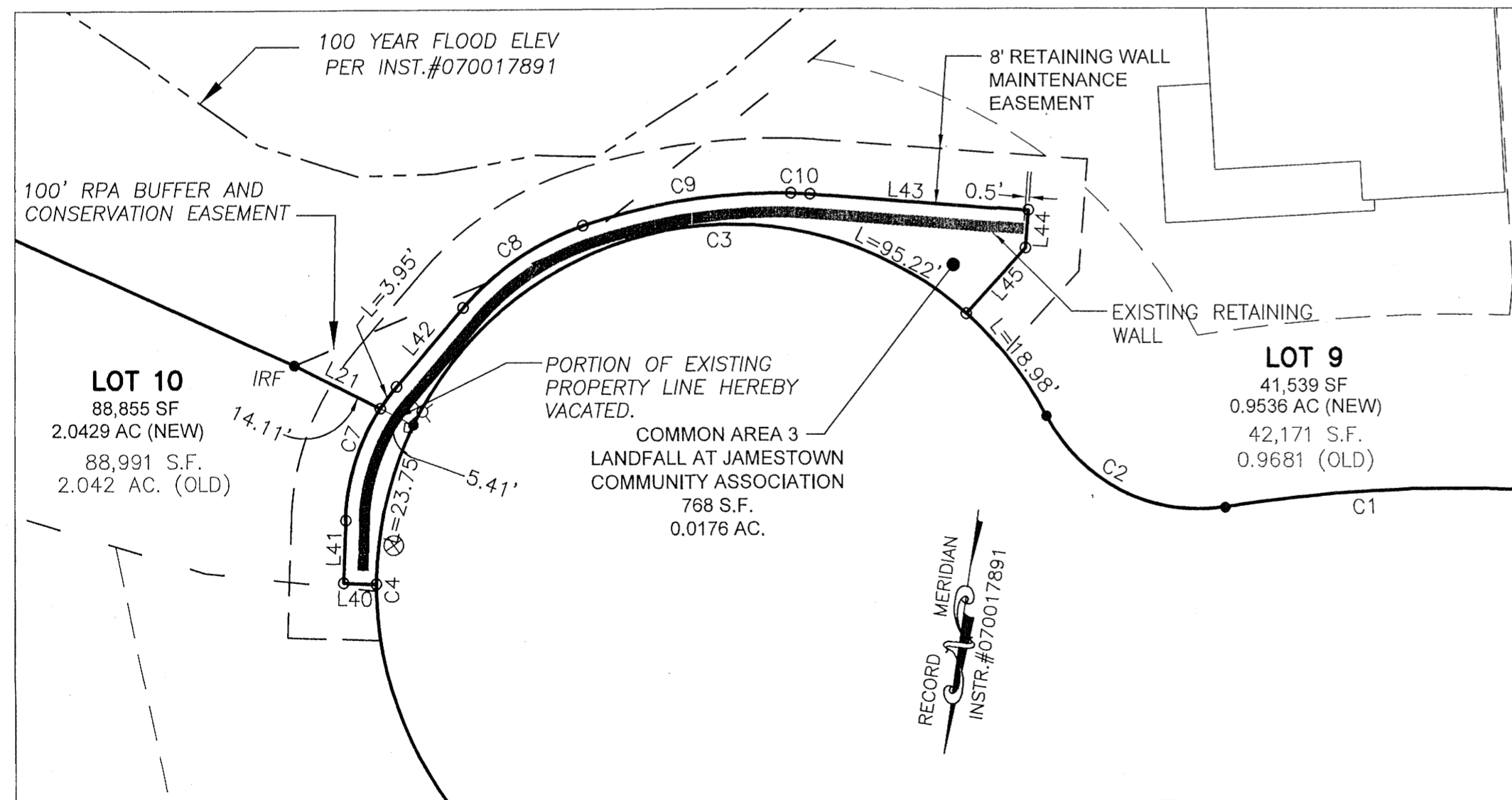
SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 24°55'18" E	105.38'
L2	N 35°17'28" E	102.62'
L3	S 41°44'28" E	7.28'
L4	S 62°30'03" E	37.82'
L5	S 86°30'33" W	48.78'
L6	S 78°07'24" W	54.53'
L7	S 74°19'56" E	49.71'
L8	S 51°08'19" E	52.33'
L9	S 56°48'20" E	41.56'
L10	S 70°17'41" E	42.79'
L11	S 24°52'32" E	47.6'
L12	S 15°43'54" E	11.92'
L13	S 09°16'38" W	44.18'
L14	S 48°10'36" W	59.96'
L15	S 46°07'38" W	33.72'
L16	S 73°15'53" W	37.49'
L17	S 72°51'14" W	54.57'
L18	S 89°36'45" W	36.65'
L19	S 65°55'10" W	30.14'
L20	S 74°08'53" E	162.85'
L21	S 71°54'26" E	14.11'
L22	S 69°49'56" W	35.86'
L23	S 73°16'41" W	17.55'
L24	S 69°02'53" W	44.55'
L25	S 58°54'02" W	47.01'
L26	S 43°38'34" W	78.61'
L27	S 34°55'49" W	28.12'
L28	S 31°10'39" W	28.79'
L29	S 09°18'30" E	12.73'
L30	S 50°34'18" W	19.33'
L31	N 77°28'27" E	40.23'
L32	N 77°23'55" E	40.12'
L33	N 05°31'07" W	100.67'
L34	N 11°44'16" W	112.43'
L35	N 02°42'58" W	30.19'
L40	S 83°29'48" W	4.80'
L41	N 06°30'12" W	9.10'
L42	N 32°22'07" E	14.97'
L43	N 86°02'00" E	32.05'
L44	S 03°58'00" E	5.50'
L45	S 34°19'35" W	12.79'

2 Large/Small Plat(s) Recorded
 herewith as # 2023

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 August 18, 2023
 at 10:47 AM/PM, PG
 Document # 202308877
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	49.54'	220.00'	12°54'11"	S 79°08'25" W	49.44'
C2	31.08'	25.00'	71°14'21"	S 71°41'16" E	29.12'
C3	114.2'	52.00'	125°50'05"	S 81°01'25" W	92.6'
C4	75.49'	52.00'	83°10'45"	N 23°30'08" W	69.03'
C5	89.32'	57.00'	89°46'50"	N 36°07'59" E	80.46'
C6	119.93'	52.00'	132°08'43"	S 57°18'56" W	95.06'
C7	21.03'	31.00'	38°52'18"	N 12°55'58" E	20.63'
C8	21.47'	40.00'	30°44'54"	S 47°44'34" W	21.21'
C9	30.87'	89.12'	19°50'56"	S 73°02'29" W	30.72'
C10	2.78'	52.00'	03°04'04"	S 84°29'59" W	2.78'