



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under my hand this 22nd day of June, 1989. Stephen Romo, State Certified Land Surveyor.

OWNER'S CERTIFICATE

This subdivision of property as shown hereon is with the free consent and in accordance with the desires of the undersigned Owner, NECK O LAND LIMITED PARTNERSHIP, BY: ARMANDO M. MCDONALD, PRESIDENT, and WILSON S. LANGLEY, SECRETARY.

STATE OF VIRGINIA, COUNTY OF JAMES CITY TO WIT: James K. Barber, a Notary Public in and for the City and State aforesaid do hereby certify that:

Kenneth L. Allen, President, whose names are signed to the foregoing writing bearing date of the 26th day of June, 1989, have acknowledged the same before me in my City and State aforesaid. Given unto my hands this 26th day of June, 1989. James K. Barber, Notary Public. My commission expires July 1, 1990.

CERTIFICATE OF APPROVAL

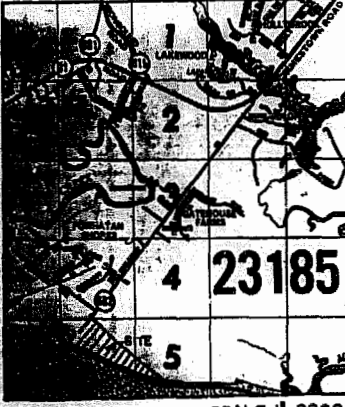
This subdivision known as Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record. Date: 6-25-89, S. D. Hill, Highway Engineer; Date: 6-23-89, Health Officer; Date: 6/28/89, Agent of Representative by Governing Body.

STATE OF VIRGINIA, COUNTY OF JAMES CITY In the Clerk's office of the circuit court of the County of James City this 29th day of June, 1989. The map shown hereon was presented and admitted to the record as the law directs. Teste: Clerk; Plat Book: 50, Page: 15-99.

Table with columns: LABEL, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1 through C68.

Table with columns: LABEL, RADIUS, CENTRAL ANGLE, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C69 through C135.

Table with columns: LABEL, BEARING, DISTANCE. Rows T1 through T21.



NOTES:

- 1. ALL UTILITIES TO BE UNDERGROUND.
2. UTILITY EASEMENTS AND PUMP STATION SITE TO BE DEDICATED TO J.C.S.A..
3. DRAINAGE EASEMENTS TO BE DEDICATED TO V.D.O.T..
4. ALL PROPOSED RIGHT OF WAYS TO BE DEDICATED TO V.D.O.T..
5. COMMON AREAS TO BE DEDICATED TO PAGE LANDING AT JAMESTOWN HOMEOWNERS' ASSOCIATION. REFER TO COVENANTS AND RESTRICTIONS FOR FURTHER DETAILS.
6. A 10' DRAINAGE EASEMENT PARALLEL TO AND ALONG ALL PROPERTY LINES SHOWN HEREON IS HEREBY RESERVED.
7. TWENTY-FIVE FOOT PERMANENT EVERGREEN LANDSCAPE SCREEN SHALL BE MAINTAINED WITHIN THE L.P.Z.
8. NO DWELLING SHALL BE CONSTRUCTED WITHIN THE 100 FLOOD PLAIN EXCEPT AS SPECIFICALLY PERMITTED BY JAMES CITY COUNTY DEPT. OF CODE COMPLIANCE.

ZONE: R-1

REAR YARD: 35' MINIMUM SETBACK
SIDE YARD: 15' MINIMUM SETBACK
FRONT YARD: 35' MINIMUM SETBACK

SITE STATISTICS

PORTION SUBDIVIDED = 3,561,370.1620 S.F. = 81.7578 AC.
DEDICATED R/W = 294,907.6754 S.F. = 6.7701 AC.
COMMON AREAS = 528,987.9736 S.F. = 12.1439 AC.
ARCHEOLOGICAL AREA = 140,725.3104 S.F. = 3.2306 AC.

LOT WIDTH REQUIREMENTS @ SETBACK

LOT LESS THAN 1 ACRE: 100 FT. MIN.
LOT MORE THAN 1 ACRE: 150 FT. MIN.

PAGE LANDING AT JAMESTOWN

BEING A SUBDIVISION OF PROPERTY OF NECK O LAND LIMITED PARTNERSHIP DEED BOOK 422, PAGE 111 COUNTY OF JAMES CITY, VIRGINIA DATE: 21 JUNE 1989 SCALE: 1"=100' LANGLEY and McDONALD, P.C. ENGINEERS PLANNERS SURVEYORS VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA



Recorded 29th day of June 1989 in B B No 438 pages 667