



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.

Signature of Stephen A. 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, GEN. PARTNER, PRESIDENT

Attest: Signature of Armand M. McDonald, Secretary

STATE OF VIRGINIA, COUNTY OF JAMES CITY TO WIT:

Signature of James K. Barber, a Notary Public in and for the City and State aforesaid do hereby certify that

Signature of 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.

Signature of 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 Signature of S. D. Hill, Highway Engineer

Date: 6-23-89 Signature of [unclear], Health Officer

Date: 6/28/89 Signature of [unclear], Agent of Representative of 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: Signature of [unclear], 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.



VICINITY MAP SCALE 1"=2000'

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
B.B. No. 438 pages 667
Signature of [unclear] Clerk