

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE MEADOWS, SECTION IV, PHASE II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

Attest: Pres Knowledge, Inc. G.P. 7/25/97
FOR MEADOWS II, LIMITED PARTNERSHIP DATE

NAME DATE
NAME DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF York, Vicki S. Barnes
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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 25 DAY OF July, 1997. MY COMMISSION EXPIRES 9/30/01.

Vicki S. Barnes
SIGNATURE

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY O. JEAN RESNICK TO MEADOWS II LIMITED PARTNERSHIP BY DEED DATED JUNE 24, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 627, PAGE 366.

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID W. & CLAUDIA L. TOBLER TO MEADOWS II LIMITED PARTNERSHIP BY DEED DATED SEPTEMBER 28, 1995 AND RECORDED IN THE OFFICE OF THE CLERK OF OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 768, PAGE 385.

ENGINEER OR 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.

G. T. Wilson, Jr., C.L.S. 7/25/97
DATE

CERTIFICATE OF APPROVAL

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

Bm. Madra 8/18/97
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

VIRGINIA DEPARTMENT OF HEALTH DATE

Walter M. Max 8/19/97
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION
THE MEADOWS
SECTION IV, PHASE II
LOTS 1 - 29

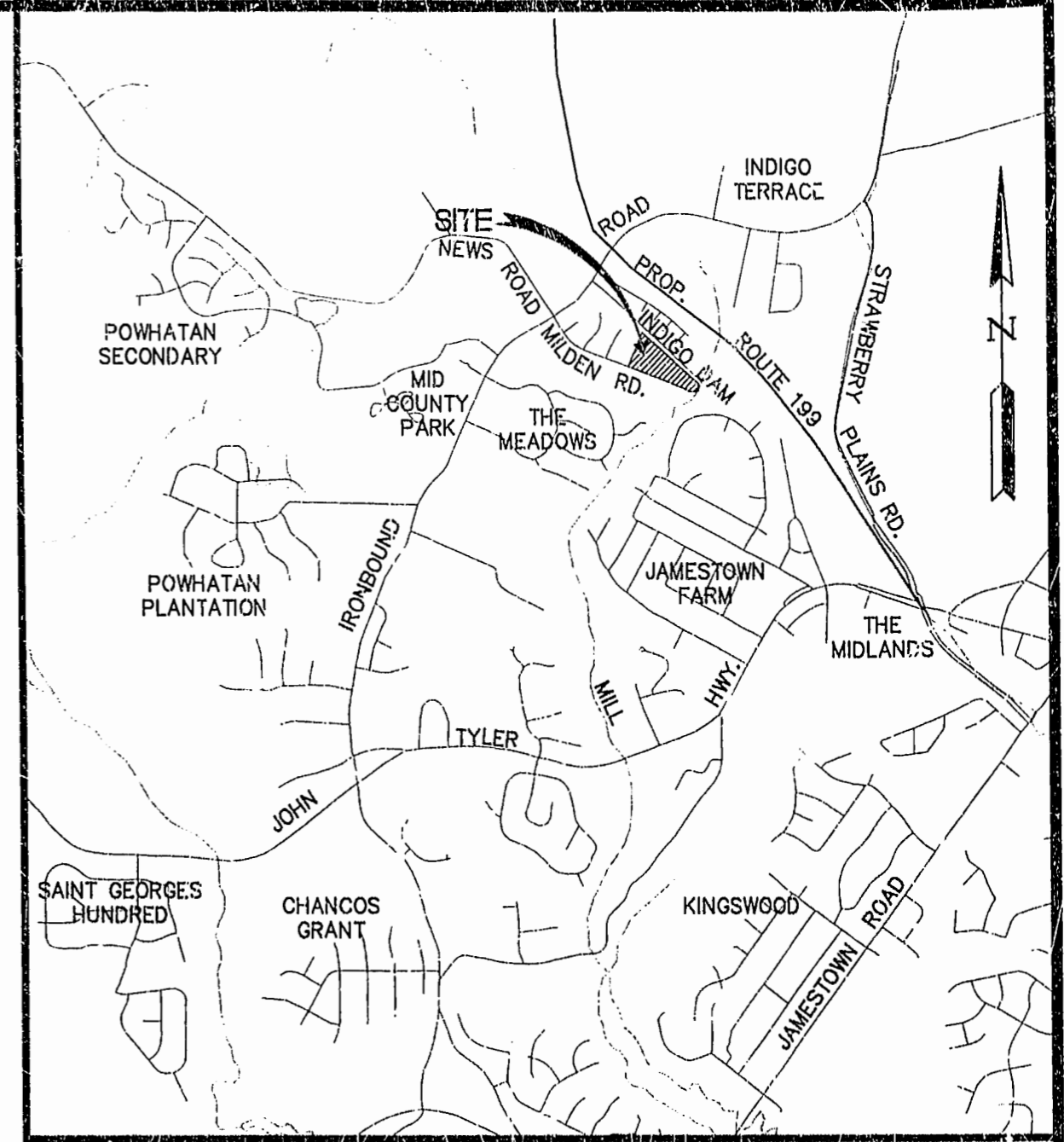
AREA OF RESIDENTIAL LOTS	399,397 S.F.	9.17 AC.±
AREA OF RIGHT OF WAY	74,169 S.F.	1.70 AC.±
AREA OF NATURAL OPEN SPACE	392,823 S.F.	9.02 AC.±
TOTAL AREA SUBDIVIDED	866,389 S.F.	19.89 AC.±
NUMBER OF LOTS	29	
AVERAGE LOT SIZE	13,772 S.F.	0.32 AC.±
SMALLEST LOT (LOT 24)	10,690 S.F.	0.25 AC.±
LARGEST LOT (LOT 4)	18,633 S.F.	0.43 AC.±
GROSS LOTS PER ACRE	1.45	

OPEN SPACE TABULATION
THE MEADOWS
SECTION IV

	S.F.	AC.	% OF SITE
TOTAL AREA SUBDIVIDED	2,186,362 S.F.	50.19 AC.±	100.00%
SECTION IV PHASE II AREA	866,389 S.F.	19.89 AC.±	39.63%
SECTION IV PHASE I AREA	748,510 S.F.	17.18 AC.±	34.23%
RESIDUAL AREA	571,463 S.F.	13.12 AC.±	26.14%
OPEN SPACE REQUIRED 0.15 x 50.19	328,007 S.F.	7.53 AC.±	15.00%
OPEN SPACE PROVIDED 13.12 - 1.69 - 0.86 (LESS DRAINAGE STRUCTURES AND EASEMENTS)	460,429 S.F.	10.57 AC.±	21.06%

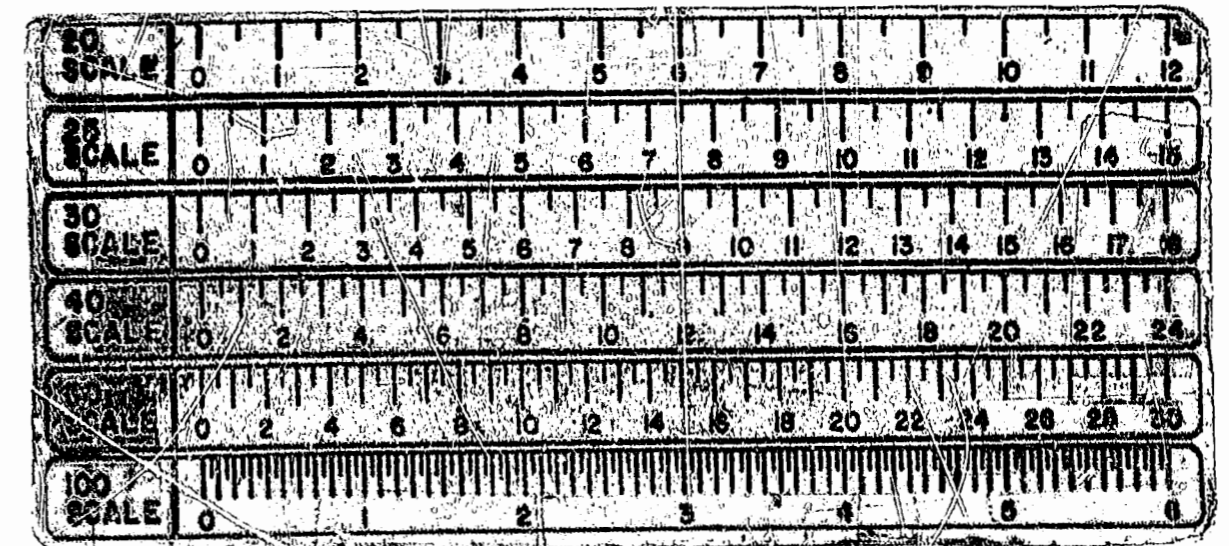
NOTES:

- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT. (MINIMUM LOT SIZE = 10,000 SF).
- TAX MAP PARCEL (38-4) (1-27 & 28).
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER
- SETBACK REQUIREMENTS: 25' FRONT
35' REAR
10' SIDE
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- VDOT ACCEPTS NO LIABILITY OR RESPONSIBILITY OF THE DRY POND AND ITS STRUCTURES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.



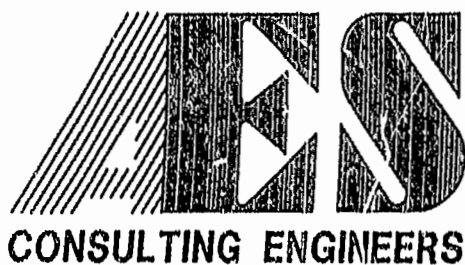
LOCATION MAP

SCALE: 1"=2000'



PLAT RECORDED IN
P.B. NO. 127 PAGE 31-32

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5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
THE MEADOWS
SECTION IV, PHASE II

OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed SOW/DPW	Drawn KEG
Scale NONE	Date 7/25/97
Project No. 7820-2	
Drawing No. 1 OF 2	