

THE PLATING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. CENTRAL FIDELITY NATIONAL BANK (DB. 809, PG. 331, 9/27/96) CONSENTED TO:

Henry Singleton
HENRY V. SINGLETON, TRUSTEE

RAYMOND H. SUTTLE, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Jean W. Smith, A NOTARY PUBLIC IN AND FOR THE City of Newport News VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 16 DAY OF January 1998.

Jean W. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES 6/30/98

PLAT OF SUBDIVISION
LANDFALL
AT
JAMESTOWN
PHASE ONE
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 10/23/97 SHEET 1 OF 4 SCALE: N/A
PROJECT NO: 95-010 DRAWN BY: PAUL MICHAEL

SA SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

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.

Mary C. Thomas 01-15-98
GARY C. THOMAS, L.S. DATE

OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

McCALE DEVELOPMENT--LANDFALL, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Lewis A. McMurrin III Jan. 16th, 1998
LEWIS A. McMURRAN, III DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, I, Janette S. Lundberg 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 16 DAY OF January, 1998. MY COMMISSION EXPIRES 10/31/98.

Janette S. Lundberg
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CARTER HILL, INCORPORATED, A VIRGINIA CORPORATION, TO McCALE DEVELOPMENT--LANDFALL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 27, 1996 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 809, PAGE 323.

STATE OF VIRGINIA
COUNTY OF JAMES CITY

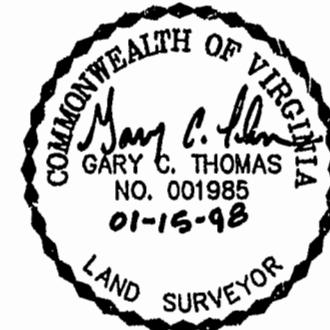
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 16 DAY OF January, 1997. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Walter Beard
CLERK

PLAT BOOK 68, PAGE 51

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	267.00	14°54'25"	69.47	34.93	69.27	S55°53'20"E
C2	325.00	47°33'35"	269.77	143.21	262.10	S39°33'45"E
C3	1075.00	15°04'11"	282.74	142.19	281.93	S23°19'03"E
C4	1125.00	06°06'42"	120.00	60.06	119.94	N28°03'40"W
C5	25.00	87°09'09"	38.03	23.78	34.47	N68°34'54"W
C6	275.00	27°47'01"	133.35	68.01	132.05	S53°57'02"W
C7	275.00	24°07'50"	115.82	58.78	114.93	S27°59'36"W
C8	25.00	48°11'23"	21.03	11.18	20.41	S08°10'00"E
C9	50.00	42°10'17"	36.80	19.28	35.98	S11°10'33"E
C10	50.00	75°39'55"	66.03	38.83	61.34	S47°44'32"W
C11	50.00	76°00'19"	66.33	39.07	61.57	N55°25'21"W
C12	50.00	82°32'15"	72.03	43.88	65.96	N22°50'57"E
C13	25.00	48°11'23"	21.03	11.18	20.41	N40°01'23"E
C14	325.00	08°58'00"	50.86	25.48	50.81	N20°24'41"E
C15	325.00	16°58'12"	96.26	48.48	95.91	N33°22'48"E
C16	325.00	14°16'44"	81.00	40.71	80.79	N49°00'16"E
C17	325.00	11°41'54"	66.36	33.29	66.24	N61°59'35"E
C18	25.00	87°51'49"	38.34	24.08	34.69	N23°54'37"E
C19	1125.00	04°14'20"	63.23	41.63	63.21	N17°54'07"W
C20	275.00	44°39'37"	214.35	112.95	208.97	N38°06'46"W
C21	39.00	49°23'20"	33.62	17.93	32.59	N45°14'32"E
C22	325.00	20°04'25"	113.86	57.52	113.28	N55°53'14"W
C23	300.00	11°00'49"	57.67	28.92	57.58	N25°55'59"E
C24	300.00	24°27'49"	128.09	65.04	127.12	N08°11'39"E
C25	300.00	22°36'48"	118.40	59.98	117.64	S58°08'44"E
C26	300.00	03°15'25"	17.05	8.53	17.05	S71°04'50"E
C27	59.00	49°23'20"	50.86	27.13	49.30	S45°14'32"W
C28	152.00	04°18'10"	11.41	5.71	11.41	S67°47'07"W
C29	300.00	56°55'36"	298.07	162.64	285.96	S44°14'48"E
C30	1100.00	06°44'48"	129.53	64.84	129.45	S19°09'21"E
C31	1100.00	08°27'30"	162.39	81.34	162.24	S26°45'30"E
C32	300.00	50°21'56"	263.71	141.06	255.30	S41°06'39"W



AREA TABLE

AREA OF LOTS	5.166 AC.
AREA OF RIGHT OF WAY	2.031 AC.
AREA OF COMMON AREA	16.56± AC.
TOTAL SUBDIVIDED AREA	23.8± AC.

CERTIFICATE OF APPROVAL

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

Jan 27 98 Ryan Houlman
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

Jan 16, 1998 Valerie Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH

1/24/98 Paul Michael
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
- MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT: 25 FEET
SIDE: 10 FEET
REAR: 35 FEET
SPECIAL PROVISIONS FOR CORNER LOTS:
A. THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
B. NO STRUCTURES SHALL BE LOCATED CLOSER THAN TWENTY-FIVE FEET TO THE SIDE STREET.
C. EACH LOT SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100 FEET.
- TAX MAP NUMBER OF PROPERTY: (47-3)(1-44)

- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE.
- ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 17-34 THROUGH 17-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

PLAT RECORDED IN
P.B. NO. 68 PAGE 51

Walter Beard Clerk
1/24/98

