

THE PLATTING 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 L. Singleton
HENRY L. SINGLETON, TRUSTEE

RAYMOND H. SUTTLE, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Jean N. Shick, 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 N. Shick
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/98

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

DATE: 11/12/97 SHEET 1 OF 2 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.

Gary C. Thomas
GARY C. THOMAS, L.S. 01-15-98
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. 16, 1998
LEWIS A. McMURRAN, III DATE

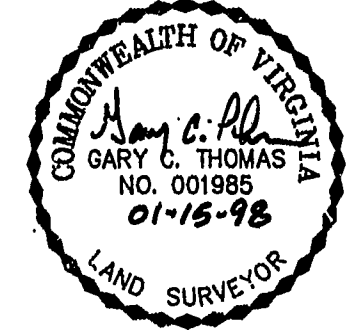
CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	275.00	06°29'50"	31.18	15.81	31.17	S35°13'25"W
C2	325.00	13°43'01"	77.81	39.09	77.62	S39°30'00"W
C3	25.00	87°29'46"	38.18	23.93	34.57	S02°36'38"W
C4	1075.00	02°56'35"	55.22	27.61	55.21	S42°36'33"E
C5	625.00	04°36'18"	50.23	25.13	50.22	S46°22'58"E
C6	475.00	00°38'01"	5.25	2.63	5.25	S41°54'43"W
C7	525.00	02°39'27"	24.35	12.18	24.35	N42°55'26"E
C8	1075.00	03°05'23"	57.97	28.99	57.96	N29°18'27"W
C9	325.00	08°29'50"	36.85	18.43	36.83	S35°53'25"W
C10	275.00	13°43'01"	65.84	33.08	65.68	S39°30'00"W
C11	25.00	97°59'08"	42.75	28.75	37.73	N84°38'55"W
C12	1075.00	04°41'13"	90.13	45.09	90.10	N33°15'15"W
C13	300.00	13°43'01"	71.82	36.08	71.65	N39°30'00"E
C14	300.00	08°29'50"	34.02	17.03	34.00	N35°53'25"E
C15	500.00	04°45'48"	41.57	20.80	41.56	S43°58'37"W
C16	1100.00	07°39'14"	146.94	73.58	146.83	S34°48'52"E
C17	1100.00	05°26'21"	104.42	52.25	104.38	S41°21'40"E
C18	650.00	04°35'26"	52.08	26.05	52.06	S46°22'33"E
C19	475.00	04°07'47"	34.24	17.13	34.23	N44°17'37"E
C20	25.00	92°17'10"	40.27	26.02	36.05	S87°29'54"E
C21	1125.00	02°43'30"	53.51	26.76	53.50	S42°43'05"E
C22	675.00	04°34'37"	53.92	26.98	53.91	S46°22'09"E
C23	525.00	02°06'21"	19.30	9.65	19.30	N45°18'20"E
C24	25.00	82°42'46"	36.09	22.01	33.04	N05°00'08"E
C25	1125.00	05°14'14"	102.83	51.45	102.80	N33°44'08"W

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

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

Janette S. Spurr
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.

Recorded 11 day of March, 98
DOCUMENT # 28224666 9:41 AM
Hebe S. Ward, Clerk of Circuit Court
By: Dawn R. Martin, Deputy Clerk

PLAT RECORDED IN
P.B. NO. 68 PAGE 10-11

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 19-33 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 23-9C(1) OF THE JAMES CITY COUNTY CODE.
- MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

AREA TABLE

AREA OF LOTS	0.629 AC.
AREA OF RIGHT OF WAY	0.713 AC.
TOTAL SUBDIVIDED AREA	1.342 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 LM Goodman
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

Jan 16, 1998 Valerie D. Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH

3/3/98 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

