

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: Joan W. Smith Mar 5, 1998
LEWIS A. McMURRAN, III DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS
Joan W. Smith 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
5th DAY OF Mar, 1998. MY COMMISSION
EXPIRES 2/15/98

Joan W. Smith
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 10
DAY OF June, 1998. THE MAP SHOWN
HEREON WAS PRESENTED AND ADMITTED TO THE RECORD
AS THE LAW DIRECTS.

TESTE: Helen S. Wood, Clerk
CLERK
By Claudia A. Hertzberg, Dep. Clerk
PLAT BOOK 69, PAGE 64-66

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, Jr.
HENRY L. SINGLETON, TRUSTEE

RAYMOND H. SUTTLE, TRUSTEE

(EITHER OF WHOM MAY ACT)

I, Helen Quinn, 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 5th DAY OF May, 1998.

Helen Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES July 31, 1999

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	625.00	04°38'18"	50.23	25.13	50.22	N48°22'58"W
C2	1075.00	02°56'35"	55.22	27.61	55.21	N42°36'33"W
C3	25.00	87°29'46"	38.16	23.83	34.57	N02°36'38"E
C4	325.00	1°43'01"	77.81	39.09	77.82	N39°30'00"E
C5	275.00	06°28'50"	31.18	15.61	31.17	N35°53'25"E
C6	325.00	10°53'26"	61.77	30.98	61.68	N44°35'03"E
C7	275.00	09°16'39"	44.53	22.31	44.48	S45°23'27"W
C8	275.00	01°36'47"	7.74	3.87	7.74	S39°56'44"W
C9	800.00	07°26'40"	103.94	52.04	103.87	N70°49'58"E
C10	100.00	29°21'01"	51.23	26.19	50.67	S72°01'20"E
C11	100.00	17°28'50"	30.51	15.37	30.39	S48°36'28"E
C12	850.00	08°33'08"	97.20	48.65	97.14	S78°23'08"W
C13	850.00	08°33'08"	97.20	48.65	97.14	S85°56'15"W
C14	850.00	03°38'08"	54.18	27.10	54.17	N88°57'38"W
C15	675.00	00°25'07"	4.93	2.47	4.93	N76°20'31"W
C16	675.00	08°11'32"	96.51	48.34	96.43	N74°02'12"W
C17	675.00	08°33'08"	77.18	38.63	77.14	N86°39'53"W
C18	675.00	08°33'08"	77.18	38.63	77.14	N80°06'47"W
C19	675.00	08°10'47"	96.36	48.26	96.28	N52°44'51"W
C20	625.00	07°46'51"	172.81	86.80	171.96	S56°33'53"E
C21	825.00	09°13'03"	100.55	50.38	100.44	S89°04'50"E
C22	625.00	04°51'43"	53.04	26.53	53.02	S76°07'12"E
C23	1475.00	01°32'56"	39.88	19.94	39.88	S79°10'32"E
C24	1475.00	03°22'15"	86.78	43.40	86.78	S81°47'08"E
C25	1475.00	03°23'37"	87.36	43.70	87.35	S85°10'04"E
C26	1475.00	00°18'12"	6.95	3.48	6.95	S86°59'58"E
C27	800.00	00°26'59"	6.28	3.14	6.28	S87°21'34"E
C28	800.00	08°51'41"	123.73	61.89	123.60	N87°59'08"E
C29	650.00	29°52'48"	338.88	173.44	335.15	S63°36'40"E
C30	1500.00	08°35'00"	224.71	112.57	224.50	S82°50'34"E
C31	825.00	16°45'20"	241.26	121.50	240.40	N84°29'16"E
C32	1525.00	01°22'41"	36.68	18.34	36.68	N86°26'44"W
C33	1525.00	03°41'50"	98.40	49.22	98.39	N83°54'28"W
C34	1525.00	03°30'29"	93.37	46.70	93.36	N80°18'19"W

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.

10:06 AM
Recorded 10 day June 1998
DOCUMENT # 98-010795

Helen S. Wood, Clerk
By Claudia A. Hertzberg, Dep. Clerk

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

DATE: 3/12/98 SHEET 1 OF 3 SCALE: N/A
PROJECT NO: 95-010 DRAWN BY: PAUL MICHAEL

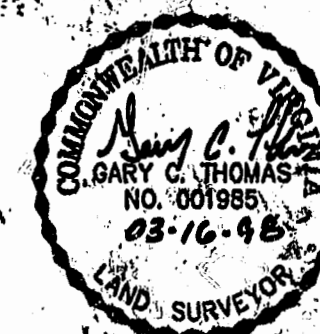


SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
1832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23608
(757) 873-3386

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, L.S. 03-16-98
DATE



AREA TABLE

AREA OF LOTS	8.892 AC.
AREA OF RIGHT OF WAY	1.341 AC.
AREA OF COMMON AREA	3.877± AC.
TOTAL SUBDIVIDED AREA	14.110± AC.

CERTIFICATE OF APPROVAL

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

5-6-98 Don Heston
DATE VIRGINIA DEPARTMENT OF
TRANSPORTATION

5-6-98 David S. Miller
DATE VIRGINIA DEPARTMENT OF
HEALTH

6/1/98 William J. Miller
DATE SUBDIVISION AGENT OF
JAMES CITY COUNTY

LANDFALL PH3, 95-010