

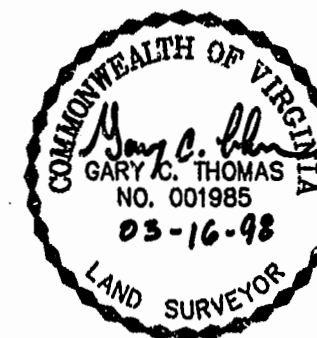
PLAT OF SUBDIVISION
LANDFALL
AT
JAMESTOWN
PHASE THREE
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

DATE: 3/12/93 SHEET 2 OF 3 SCALE: 1"=50'
PROJECT NO: 95-010 DRAWN BY: PAUL MICHAEL



SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3388

5-27-98 REVISED TO ADJUST LOT LINES ON LOTS 20, 21, 22, & 23
PER OWNER REQUEST.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N43°53'29"E	40.51'
L2	S86°41'51"E	22.53'
L3	S39°52'00"E	18.48'
L4	S13°58'38"E	46.41'
L5	S41°38'58"E	21.23'
L6	S52°04'38"E	28.86'
L7	S84°46'59"E	6.93'
L8	S84°46'59"E	18.90'
L9	N53°18'44"E	29.97'
L10	S86°44'55"E	35.08'
L11	S77°22'48"E	40.01'
L12	S77°22'48"E	45.40'
L13	S71°44'39"E	39.16'
L14	S80°19'58"E	43.22'
L15	S80°19'58"E	8.51'
L16	S76°15'26"E	50.09'
L17	N87°56'25"E	55.38'
L18	N74°26'46"E	37.61'
L19	S86°34'46"E	68.46'
L20	S75°56'16"E	7.98'
L21	S75°56'16"E	21.92'
L22	S85°10'56"E	39.01'
L23	S78°27'25"E	43.07'
L24	S78°27'25"E	9.92'
L25	S80°18'54"E	51.26'
L26	S88°38'53"E	39.31'
L27	S70°54'03"E	6.71'
L28	S86°41'51"E	69.14'
L29	S39°52'00"E	41.47'
L30	S13°58'38"E	9.43'
L31	S86°44'55"E	19.11'
L32	S86°44'55"E	33.92'
L33	S77°22'48"E	61.27'
L34	S77°22'48"E	37.26'
L35	S71°44'39"E	36.58'
L36	S80°19'58"E	39.55'
L37	S80°19'58"E	8.23'
L38	S76°15'26"E	39.85'
L39	N88°01'56"E	29.30'
L40	N74°26'46"E	31.94'
L41	N74°26'46"E	10.75'
L42	S86°34'46"E	94.49'
L43	S75°56'16"E	31.13'
L44	S85°10'56"E	37.70'
L45	S78°27'25"E	33.68'
L46	S78°27'25"E	23.56'
L47	S80°18'54"E	42.35'
L48	S88°38'53"E	34.67'

00°06'48"
VDOT STATE ROUTE 31
PROJ. # 031-2847-03-05
JAMES CITY COUNTY
GROUND CONTROL
MERIDIAN

ROBERT FENTON
ROAD
50' R/W

TEMPORARY TURN-AROUND
EASEMENT TO BE VACATED
UPON EXTENSION OF
ROBERT FENTON ROAD

FUTURE DEVELOPMENT

PUMP STATION
SITE
5,528 S.F.
HEREBY DEDICATED
TO JAMES CITY
COUNTY SERVICE AUTHORITY

20' DRAINAGE EASEMENT
TO BE CONVEYED TO
THE LANDFALL HOMEOWNERS'
ASSOCIATION

VARIABLE WIDTH DRAINAGE
EASEMENT TO BE CONVEYED TO
THE LANDFALL HOMEOWNERS'
ASSOCIATION

STORMWATER
DETENTION POND

VARIABLE WIDTH
EXCLUSIVE UTILITY EASEMENT
HEREBY DEDICATED TO JAMES CITY
COUNTY SERVICE AUTHORITY

COMMON AREA
155,640 S.F.

JAMES CITY COUNTY
GEODETIC GROUND CONTROL
COORDINATE
N3612512.52
E11986227.51

10' EXCLUSIVE UTILITY EASEMENT
HEREBY DEDICATED TO JAMES CITY
COUNTY SERVICE AUTHORITY

35' FRONT
BUILDING
SETBACK
LINE (TYP.)

LOT 54A
13,350 S.F.
10' SIDE YARD
SETBACK LINE
(TYP.)

LOT 54
12,733 S.F.

LOT 55
12,385 S.F.

LOT 56
12,468 S.F.
25' FRONT
BUILDING
SETBACK
LINE (TYP.)

LOT 57
12,055 S.F.

LOT 58
12,000 S.F.

LANDFALL AT JAMESTOWN
PHASE ONE-A
LOT 19

LOT 20
30,598 S.F.

LOT 21
19,613 S.F.

LOT 22
19,993 S.F.

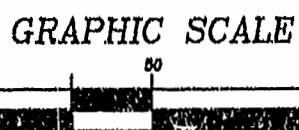
LOT 23
25,685 S.F.

LOT 24
22,491 S.F.

LOT 25
20,137 S.F.

LOT 26
19,898 S.F.

LOT 27
20,680 S.F.



PLAT RECORDED IN
P.B. NO. 162 PAGE 64-66

COMMON AREA 10:06 AM
13,194 S.F. recorded 10 day of June 1998
NOW OR FORMERLY
DOCUMENT # 20010725 T.R. VERMILLION
D.B.352, PG.601
Clerk

EXTERIOR PROPERTY LINE
IS UPWARD EDGE OF
MARSH
LIMIT OF THE CONSERVATION EASEMENT

LANDFALL PH3, 95-010