

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, 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 11th DAY OF June, 1998.

Helen Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES July 31, 1999.

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

DATE: 6/10/98 SHEET 1 OF 2 SCALE: N/A

PROJECT NO: 95-010 CADD

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.

Samuel J. Slaughter, Jr. 6-10-98
SAMUEL J. SLAUGHTER, JR., 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 6/11/98
LEWIS A. McMURRAN, III DATE

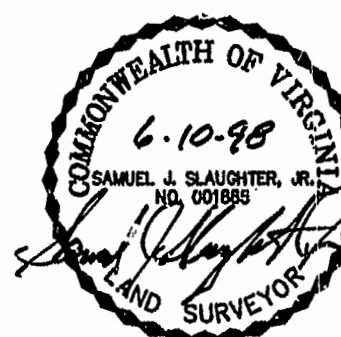
CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Newport News, VIRGINIA, 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 11th DAY OF June, 1998. MY COMMISSION EXPIRES 6/30/98.

Joan M. Smith
NOTARY PUBLIC

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C49	475.00	00°38'01"	5.25	2.63	5.25	N 41°54'43" E
C50	525.00	02°39'27"	24.35	12.18	24.35	S 42°55'26" W
C51	630.00	04°21'45"	47.97	24.00	47.96	N 43°46'35" E
C52	630.00	03°22'36"	37.13	18.57	37.12	N 47°38'45" E
C53	680.00	04°56'57"	58.74	29.39	58.72	S 44°04'11" W
C54	25.00	97°59'08"	42.75	28.75	37.73	N 84°38'55" W
C55	1075.00	07°53'36"	148.10	74.17	147.98	N 31°42'33" W
C56	275.00	13°43'01"	65.84	33.08	65.88	S 39°30'00" W
C57	325.00	06°29'50"	36.85	18.45	36.83	S 35°53'25" W



AREA TABLE

AREA OF LOTS	2.101 AC.
AREA OF RIGHT OF WAY	0.260 AC.
TOTAL SUBDIVIDED AREA	2.361 AC.

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 27th DAY OF July, 1998, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helen S. Work
CLERK
By Claudia H. Binkholz As Clerk
PLAT BOOK 70, PAGE 144-20

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:

- THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS.
- NO STRUCTURES SHALL BE LOCATED CLOSER THAN TWENTY-FIVE FEET TO THE SIDE STREET.
- 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.

5. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.

6. ALL DRAINAGE EASEMENTS WILL BE PRIVATE.

7. 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.

8. MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

9. THE STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

1248 PM 6/21/98
DOCUMENT # 980213888
Helen S. Work
By Claudia H. Binkholz As Clerk

CERTIFICATE OF APPROVAL

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

6/12/98 Chadwick D. Elliott
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

June 11, 1998 Thelma Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH

7/27/98 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY