

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 (DOCUMENT NO. 970008898, 6/6/97) CONSENTED TO:

Henry 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 15th DAY OF April, 1999.

Helen Quinn
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 1999.

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

DATE: 2/1/99 SHEET 1 OF 3 SCALE: N/A

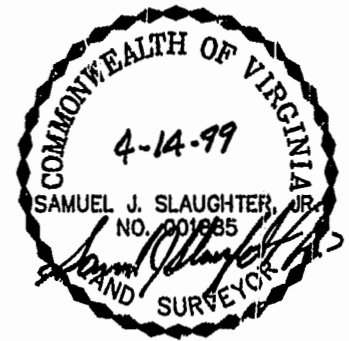
PROJECT NO: 95-010 DRAWN BY: CADD

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.
SAMUEL J. SLAUGHTER, JR., L.S. DATE 4-14-99



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 DATE 4/15/1999
LEWIS A. McMURRAN, III

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 15th DAY OF April, 1999. MY COMMISSION EXPIRES 6/30/02.

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 5 DAY OF May, 1999. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Walter S. Ward
CLERK

PLAT BOOK 73, PAGE 6-9

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	625.00	04°36'18"	50.23	25.13	50.22	N48°22'59"W
C2	1075.00	02°56'35"	55.22	27.61	55.21	N42°36'33"W
C3	25.00	87°29'46"	38.18	23.93	34.57	N02°36'38"E
C4	325.00	13°43'01"	77.81	39.09	77.62	N39°30'00"E
C5	275.00	06°29'50"	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	N79°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°36'25"E
C12	850.00	06°33'06"	97.20	48.65	97.14	S79°23'09"W
C13	850.00	06°33'06"	97.20	48.65	97.14	S85°56'15"W
C14	850.00	03°39'08"	54.18	27.10	54.17	N88°57'38"W
C15	675.00	00°25'07"	4.93	2.47	4.93	N78°20'31"W
C16	675.00	08°11'32"	96.51	48.34	96.43	N74°02'12"W
C17	675.00	06°33'06"	77.18	38.63	77.14	N66°39'53"W
C18	675.00	06°33'06"	77.18	38.63	77.14	N60°06'47"W
C19	675.00	08°10'47"	96.36	48.26	96.28	N52°44'51"W
C20	625.00	15°43'51"	172.51	86.80	171.96	S56°33'53"E
C21	625.00	08°15'02"	90.00	45.08	89.92	S88°35'49"E
C22	625.00	05°49'44"	63.58	31.82	63.55	S75°38'12"E
C23	1475.00	00°49'55"	21.42	10.71	21.42	S78°58'02"E
C24	1475.00	03°33'17"	91.51	45.77	91.49	S81°09'38"E
C25	1475.00	03°41'25"	95.00	47.52	94.98	S84°46'58"E
C26	1475.00	00°30'24"	13.04	6.52	13.04	S86°52'53"E
C27	800.00	02°30'22"	34.99	17.50	34.99	S88°23'15"E
C28	800.00	06°48'19"	95.02	47.56	94.96	N86°57'25"E
C29	650.00	29°52'48"	338.98	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

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.

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.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT POND AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

CERTIFICATE OF APPROVAL

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

4-16-99 Ronald C. Bonds
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

4-16-99 Valerie Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH

4/20/99 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

9:36 AM
Recorded 5 days 5/16/99
DOCUMENT # 990059053
Walter S. Ward Clerk