NOTE:
THE PURPOSE OF THIS AMENDED PLAT IS TO RESUBDIVIDE LOTS 54, 54A AND 55 THROUGH 61.

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

DATE: 5/25/99	SHEET 2 OF 3	SCALE: 1"=50'
PROJECT NO: 95-010	DRAWN BY: CADD	

SLEDD & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(757) 873-3386

COMMONWEALTH OF VIRGINIA
4-2-99
SAMUEL J. SLAUGHTER, JR.
NO. 002805
LAND SURVEYOR

VDOT STATE ROUTE 31
PROJ. # 031-2847-03-05
00°06'48"
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

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

FUTURE DEVELOPMENT

ROBERT FENTON ROAD 50' R/W

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

EXISTING VARIABLE WIDTH JAMES CITY COUNTY SIGHT EASEMENT

EXISTING 10' EXCLUSIVE JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT

COMMON AREA
155,640 S.F.

JAMES CITY COUNTY GEODETIC GROUND CONTROL COORDINATE
N3612L.12.52
E11986227.51

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

CL STA 23+43.71

LANDFALL AT JAMESTOWN
PHASE ONE-A
LOT 19

35' REAR BUILDING SETBACK LINE (TYP.)

LOT 54
13,417 S.F.
11,494 S.F.(OLD)

LOT 55
13,803 S.F.
13,062 S.F.(OLD)

LOT 56
14,274 S.F.
13,603 S.F.(OLD)

LOT 57
15,855 S.F.
14,212 S.F.(OLD)

LOT 58
15,012 S.F.
14,250 S.F.(OLD)

(OLD 54A)
(OLD 54)
(OLD 55)
(OLD 56)
(OLD 57)
(OLD 58)

THESE LINES HEREBY EXTINGUISHED

10' SIDE YARD SETBACK LINE (TYP.)

25' FRONT BUILDING SETBACK LINE (TYP.)

NEW LOT LINES

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.

LANDFALL DRIVE
50' R/W

SEE SHEET 3

FUTURE DEVELOPMENT

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 SERVICE AUTHORITY

5' EXCLUSIVE UTILITY EASEMENT HEREBY DEDICATED TO JAMES CITY SERVICE AUTHORITY

LIMIT OF CONSERVATION EASEMENT

LOT BOUNDARY, WETLANDS AND RPA LINE

100' RPA BUFFER

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

COMMON AREA
13,194 S.F.

NOW OR FORMERLY
T. R. VERMILLION
D.B.352, PG.001

ZATCH LINE

GRAPHIC SCALE
0 50 100
SCALE: 1" = 50'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N41°53'23"E	40.51'
L2	S86°41'51"E	22.53'
L3	S39°52'00"E	18.49'
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	35.06'
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°50'25"E	55.38'
L18	N74°26'46"E	37.51'
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	39.91'
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	9.31'
L42	S70°54'03"E	6.71'
L43	S86°41'51"E	69.14'
L44	S39°52'00"E	41.47'
L45	S13°58'38"E	9.43'
L46	S86°44'55"E	19.11'
L47	S86°44'55"E	33.92'
L48	S77°22'48"E	61.27'
L49	S77°22'48"E	37.26'
L50	S71°44'39"E	36.58'
L51	S80°19'58"E	39.55'
L52	S80°19'58"E	8.23'
L53	S76°15'26"E	39.65'
L54	N88°01'56"E	29.30'
L55	N74°26'46"E	31.94'
L56	N74°26'46"E	10.75'
L57	S86°34'46"E	94.49'
L58	S75°56'16"E	31.13'
L59	S85°10'56"E	37.70'
L60	S78°27'25"E	33.08'
L61	S78°27'25"E	23.56'
L62	S80°18'54"E	42.35'
L63	S08°38'53"E	34.67'

Recorded in the Clerk's Office of the Circuit Court of James City County, Virginia on the 19th day of July, 1999 as Document No. 990015327 (1 of 3)
STATE RECORDED IN PLAT BOOK 73 PAGE 80-82

LANDFALL PH3. 95-010

K:\PROJECTS\1995\95010\PLATS\PHASE3.DWG Wed Jun 02 13:12:42 1999