

**CERTIFICATION OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DOROTHY C. MEADOWS AND LINWOOD AND AILEEN C. MITCHELL TO VAN KNIEST, INC., A VIRGINIA CORPORATION, BY DEED DATED MARCH 21, 1984 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 247, PAGE 23.

**CERTIFICATION OF SOURCE OF TITLE -- LOT 3 SECTION 1**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MEADOWS LIMITED PARTNERSHIP TO VAN KNIEST, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 14, 1987 IN DEED BOOK 347, PG. 765 AND ALSO SEE DOCUMENT #980014975, DATED AUGUST 11, 1998, BOTH RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT KNOWN AS THE MEADOWS, SECTION V, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

*[Signature]*  
 FOR VAN KNIEST, INC. DATE 2-24-99

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA

CITY/COUNTY OF James City, Pamela D. Callie  
 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 24 DAY OF March, 1999. MY COMMISSION EXPIRES 6-31-07  
Pamela Dawn Callie  
 SIGNATURE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

*[Signature]* DATE 2/24/99  
 G. T. WILSON, JR., C.L.S.

**CERTIFICATE OF APPROVAL**

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

*[Signature]* DATE 3-24-99  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

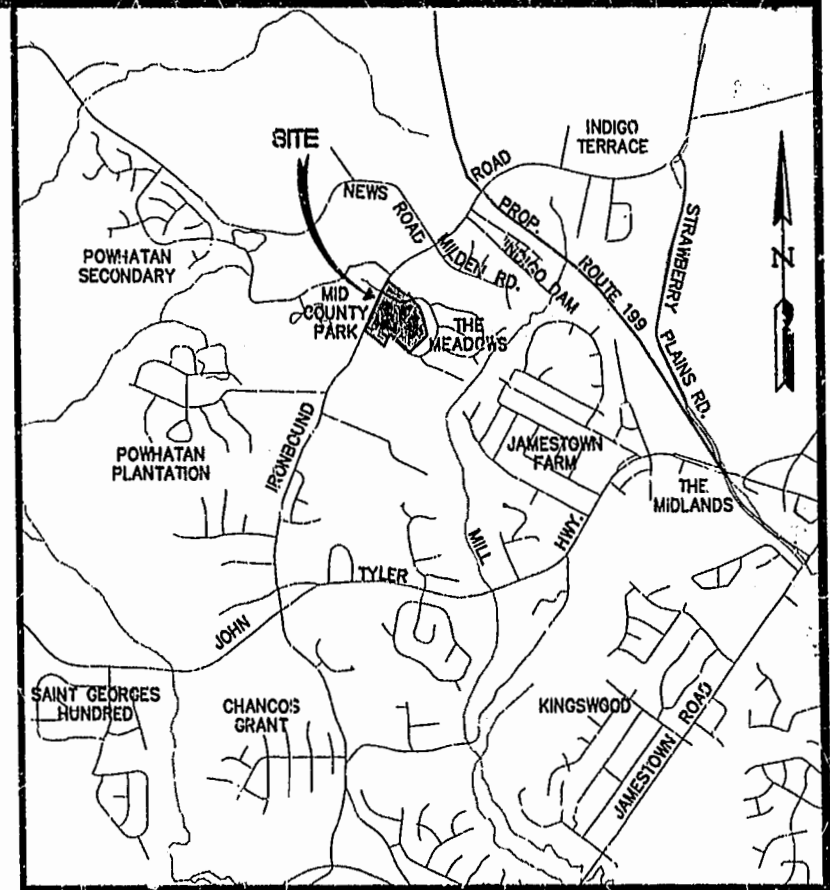
*[Signature]* DATE 7/14/99  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

**AREA TABULATION  
 THE MEADOWS  
 SECTION V  
 LOTS 1-38**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS	593,970 S.F.	13.64 AC.±
AREA OF RIGHT OF WAY	41,364 S.F.	0.95 AC.±
AREA OF NATURAL OPEN SPACE	19,347 S.F.	0.44 AC.±
AREA OF COMMON SPACE	143,938 S.F.	3.31 AC.±
AREA ADDED TO LOT 3 (THE MEADOWS-SECTION ONE)	2,795 S.F.	0.06 AC.±
TOTAL AREA SUBDIVIDED	801,414 S.F.	18.40 AC.±
NUMBER OF LOTS	38	
AVERAGE LOT SIZE	18,499 S.F.	0.38 AC.±
SMALLEST LOT (LOT 7)	12,002 S.F.	0.28 AC.±
LARGEST LOT (LOT 25)	33,299 S.F.	0.76 AC.±
GROSS LOTS PER ACRE		1.96

**NOTES:**

- PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT. (MINIMUM LOT SIZE = 10,000 SF).
- TAX MAP PARCEL (38-3) (1-17B).
- ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER
- SETBACK REQUIREMENTS:  
 FRONT: 25' MINIMUM ALONG OLD FIELD ROAD (60' R/W)  
 50' FROM CENTERLINE OF PROPOSED ROADS (40' R/W), UNLESS OTHERWISE NOTED  
 SIDE: 10' MINIMUM FOR EACH SIDE YARD  
 REAR: 35' MINIMUM
- THESE STREETS ARE HEREBY DEDICATED TO PUBLIC USE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- UPON INDIVIDUAL LOT DEVELOPMENT, THE LOT OWNER SHALL PROVIDE SUFFICIENT OFF-STREET PARKING TO ACCOMMODATE SPACE FOR AT LEAST THREE VEHICLES. SUCH SPACE SHALL BE LOCATED ON THE LOT AND BE EXCLUSIVE OF ANY GARAGES OR SIMILAR VEHICULAR SHELTERS. SIGNS SHALL BE IN ACCORDANCE WITH VDOT POLICY THAT NO ON-STREET PARKING SHALL BE ALLOWED.



LOCATION MAP

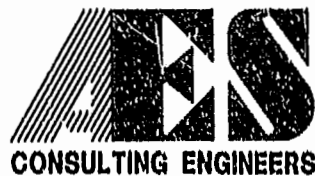
SCALE: 1"=2000'

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 August, 1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: *[Signature]*  
 CLERK  
 PLAT BOOK 74, PAGE 647

10:06 AM  
 10 day of August 1999  
 DOCUMENT # 98-216376  
*[Signature]* Clerk



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (757) 253-0040  
 Fax (757) 220-8994

PLAT OF SUBDIVISION AND BOUNDARY LINE ADJUSTMENT  
 THE MEADOWS SECTION V  
 OWNER/DEVELOPER: VAN KNIEST, INC.  
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	7/20/99	REVISED LOT 22 SETBACKS PER J.C.C. COMMENTS	DPW
2	6/16/99	REVISED PER J.C.C. COMMENTS	JFS
1	5/17/99	REVISED LOT 3, SECTION ONE, PER OWNER COMMENTS	JFS
1	5/17/99	REVISED SETBACK LINES LOT 25 PER J.C.C. COMMENTS	JFS

Designed SOW/DPW	Drawn JFS
Scale NONE	Date 2/2/99
Project No. 7820-5	
Drawing No. 1 OF 2	

78205P00

JFS

03.22.99-08.36