

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EASTERN OREO, INC. TO J.R. CHISMAN DEVELOPMENT COMPANY BY DEED DATED JUNE 28, 1993 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES IN DEED BOOK 027, PAGE 251.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

JAMES R. CHISMAN DEVELOPMENT COMPANY

BY: James R. Chisman - 1/14/99 DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City County, TO-WIT:

Steven O. Wiley A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 14th DAY OF January, 1999.

MY COMMISSION EXPIRES 3/31/01 DATE

Steven O. Wiley
NOTARY PUBLIC

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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

G.T. Wilson, Jr. 1/14/99 DATE
G.T. WILSON, JR., C.L.S. #1183

NOTE:

- (1) IN ACCORDANCE WITH THE PROFFERS, THE APPLICANT SHALL BE RESPONSIBLE FOR CONTRIBUTING TO THE COUNTY AN AMOUNT OF MONEY EQUAL TO THE SUM OF 1% OF THE VERIFIED INITIAL SALES PRICE FOR EACH DWELLING UNIT LOT DEVELOPED.
- (2) IN ACCORDANCE WITH SEC. 19-33 OF THE SUBDIVISION ORDINANCE ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- (3) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CERTIFICATE OF APPROVAL

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

Ronald C. Brouder 1-19-99 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

David D. Loh 2-26-99 DATE
VIRGINIA DEPARTMENT OF HEALTH

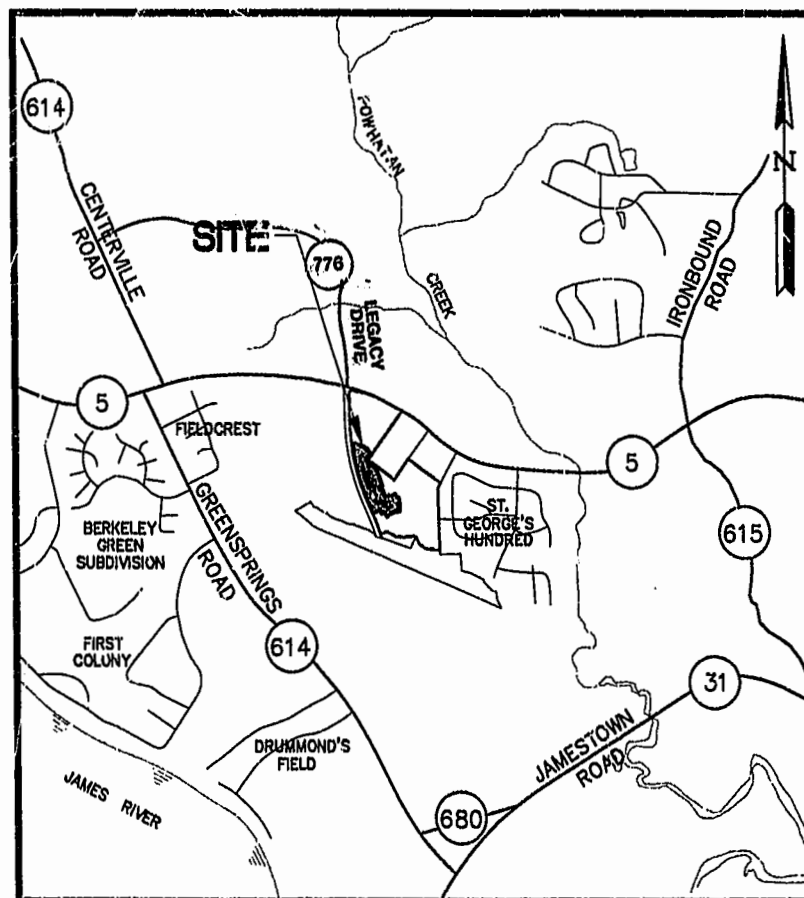
Wilson 2/4/00 DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

GENERAL NOTES

1. PROPERTY IS CURRENTLY ZONED "R-2"--RESIDENTIAL WITH PROFFERS.
S.D.L.
FRONT 25 FT.
REAR 35'
SIDE 5'
UNLESS OTHERWISE NOTED
2. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
3. PROPERTY IS PART OF JAMES CITY COUNTY TAX PARCEL (46-1)(1-2C)
4. ALL STREETS PLATTED HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE.
6. THIS PROPERTY IS A RESIDENTIAL CLUSTER APPROVED AS MP-4-95, ST. THOMAS' HUNDRED.

AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	347,096	7.988
TOTAL AREA OF R/W	87,809	2.016
TOTAL AREA OF OPEN SPACE	33,717	0.774
TOTAL AREA SUBDIVIDED	468,622	10.758
TOTAL NUMBER OF LOTS	33	
AVERAGE LOT SIZE	10518 S.F.	0.241 AC.
GROSS LOTS PER ACRE	3.07 LOTS/ACRE	



LOCATION MAP

SCALE: 1"=2000'

62017P01.DWG

01.14.99-08:10

JFS

12:04 PM 11 day of February 2000
Recorded
DOCUMENT # 2000-2335
JFS

PLAT RECORDED IN P.L. # 76 PAGE 53-56



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

PLAT OF SUBDIVISION
LOTS 1-9, 42-51, 92-105
JAMESTOWN HUNDRED
OWNED BY
JAMES R. CHISMAN DEVELOPMENT COMPANY
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
3	1/31/00	REV. TO SHOW 20' UTILITY ESMT. (WATERLINE ESMT)	JFS
2	12/20/99	REVISED PER JAMES CITY COUNTY COMMENTS	JFS
1	11/11/99	REVISED PER JAMES CITY COUNTY COMMENTS	JFS

Designed SOW	Drawn JFS
Scale NOTED	Date 1/14/99
Project No. 6201-7	
Drawing No. 1 OF 4	