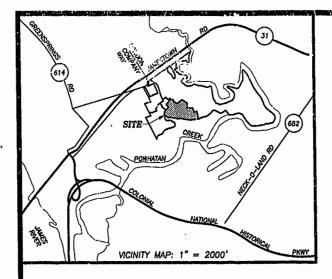
LANDFALL
AT
JAMESTOWN
LOTS 21 & 22 PHASE THREE
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

SHEET 1 OF 2



#### 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: McCALE DEVELOPMENT CORPORATION, MANAGER

BY: OMIN LILLING A 2/04/2000
LEWIS A. KJMURRAN, III, PRESIDENT DATE

## CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS I,
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY
JORN W. SMITH A NOTARY PUBLIC
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
THE DAY OF FEE. 2000. MY COMMISSION
EXPIRES 6/30/02.

Joan N. Shirt

### 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 15 FRANCEY DAY OF 2000. THE MARY SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. (2) 10:33 AM

TESTE: Delo Juliolai da.

PLAT BOOK 16, PAGE 641 465

## TRUSTEE'S CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. WACHOVIA BANK, N.A. (D.B. 970008898, PG. 170, 6/6/97)

CONSENTED TO: NEW SALEM OF VIRGINIA. INC.

GERALD L. PASSARD VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

I NOTARIZATION

I NAME FOR THE CHARLES.

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 CALL AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS TO DAY OF TENNAME, 2000.

10:03 1715

Recorded 15 day of Fibruary 2010

DOCUMENT # 00003013

Relacion lack- Damen

MY COMMISSION EXPIRES\_5 31 100

### GENERAL NOTES:

- 1. PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
- 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 UE 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.
- 3. TAX MAP NUMBER OF LOT 21 IS (46-4)(7-20) AND LOT 22 IS (46-4)(7-21)
- 4. 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 55 SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- 9. THE STREETS SHOWN WERE PREVIOUSLY DEDICATED FOR PUBLIC USE IN P.B. 73, PGS. 80-83
- 10. 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.
- 11. THE PURPOSE OF THIS PLAT IS TO CORRECT LOT DIMENSIONS SHOWN INCORRECTLY ON THE ORIGINAL SUBDIVISION.

## SURVEYOR'S CERTIFICATE

DATE: 1/27/00

PROJECT NO: 30803.00

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

W. PAGE COPKRELL, L.S.

DATE

SCALE: N/A

FILE NO. 95-010

DRAWN BY: DWP

Vanasse Hangen Brustlin, Inc. Transportation Land Development Environment 11812 Rock Larding Drive, Suite 203 Nowport News, Virginia 21008 (757) 873-3386 • PAX (757) 873-0757



### AREA TABLE

AREA OF LOTS 21 & 22

1.61 AC.

## CERTIFICATE OF APPROVAL

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

DATE

TRANSPORTATION

DATE

"ZURGINIA DEPARTMENT OF HEALTH

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

LANDFALL PH3. 95-010