



SECOND AMENDED PLAT OF SUBDIVISION  
**LANDFALL**  
AT  
**JAMESTOWN**  
LOTS 21 & 22 PHASE THREE  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 1/27/00 SHEET 1 OF 2 SCALE: N/A  
PROJECT NO: 30803.00 DRAWN BY: DWP

**VHB** Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23608  
(757) 879-3386 • FAX (757) 873-0757

FILE NO. 95-010

**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: Lewis A. Murrin, III 2/04/2000  
LEWIS A. MURRIN, III, PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF NEWPORT NEWS, I, JOHN 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 14th DAY OF FEB., 2000. MY COMMISSION EXPIRES 6/30/02.

John 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 15th day of February, 2000. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:33AM

TESTE: Debra M. Walbridge  
CLERK

PLAT BOOK 76, PAGE 64 & 65

**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.

BY: Gerald L. Passaro  
GERALD L. PASSARO  
VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION**

I, Rebecca Pack-Dawson, A NOTARY PUBLIC IN AND FOR THE Commonwealth of 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 14th DAY OF February, 2000.

Rebecca Pack-Dawson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/31/00

**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 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.

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 BE 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**

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 Cockrell, L.S. 2-1-00  
W. PAGE COCKRELL, L.S. DATE



**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 1/27/00 W.A. VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE 1/27/00 W.A. VIRGINIA DEPARTMENT OF HEALTH

DATE 2/8/00 W.A. SUBDIVISION AGENT OF JAMES CITY COUNTY

10:33 AM  
Recorded 15 day of February 2000  
DOCUMENT # 000003013  
Debra M. Walbridge Clerk