

CERTIFICATE OF APPROVAL

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

1-5-99 Ronald C. Parks
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

M.H.L.
DATE VIRGINIA DEPARTMENT OF HEALTH

8/17/98 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF: James City
I, (PRINT) DIANNE H. McCLANAN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO

HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 28 DAY OF

Sept. 1998 MY COMMISSION EXPIRES Oct. 31, 2000

Dianne H. McClanan
(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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

9-18-98 Stephen Romeo Stephen Romeo
DATE SIGNED NAME PRINTED

CERTIFICATE OF SOURCE OF TITLE

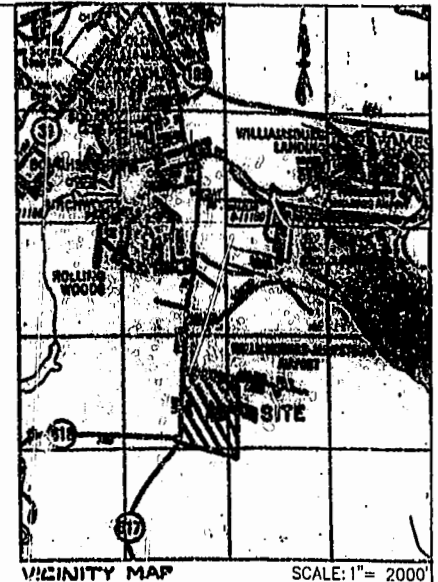
THE PROPERTY SHOWN IN THIS PLAT WAS CONVEYED BY DAVID M. MURRAY AND ANN F. MURRAY, HIS WIFE, TO WESSEX HUNDRED DEVELOPMENT, INC. BY DEED DATED APRIL 29, 1988, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 389 PAGE 365.

OWNER'S CERTIFICATE

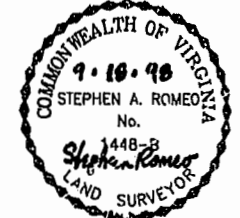
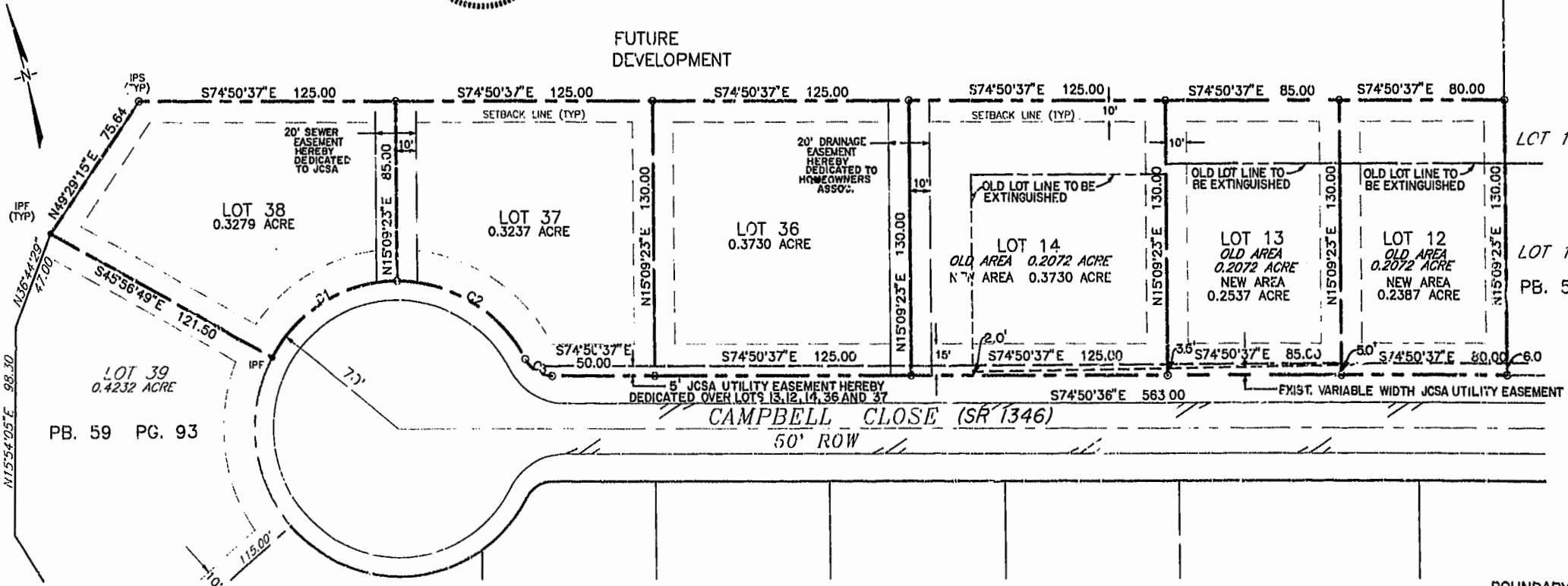
THE SUBDIVISION OF PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

Wessex Hundred Development, Inc.
By: Robert Emmett
SIGNED Name PRINTED

RA STAPLES CONTRACTING COMPANY, A VIRGINIA CORP,
by Ronald A Staples, Pres.



VICINITY MAP SCALE: 1" = 2000'



PLAT RECORDED IN P.D. NO. 118 PAGE 512
JAMES CITY COUNTY

Recorded 2 day of September 2000
DOCUMENT # 000016882 11-14
Steph A. Romeo
BY: B. WOODRIDGE, CLERK OF CIRCUIT COURT

TOTAL AREA:	23.2834 ACRES
REMAINING AREA:	14.3025 ACRES
SUBDIVIDED AREA:	8.9809 ACRES

OPEN SPACE SUMMARY		
COMPARISON OF S.U.P. APPROVED OPEN SPACE AND CURRENT OPEN SPACE (APRIL 1, 1998)		
	1991 CONCEPTUAL PLAN	1998 PLAN
TOTAL AREA (INCLUDING REC. CENTER)	28.0 ACRES	28.5 ACRES
NET DEVELOPABLE AREA:	27.8 ACRES	28.3 ACRES
TOTAL NUMBER OF LOTS:	40 LOTS	35 LOTS
AMOUNT OF OPEN SPACE PROVIDED:	12.3 ACRES	12.31 ACRES
(INCLUDING 3.2 AC REC. CENTER)		

854 SF INCREASE OVER APPROVED S.U.P.

BOUNDARY LINE ADJUSTMENT OF LOTS 12, 13 & 14
SUBDIVISION OF LOTS 36, 37 & 38
VILLAGE HOUSING AT THE VINEYARDS
PHASE III
JAMESTOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 40' AUGUST 20, 1998

NOTES: THE PROPERTY DEPICTED ON THIS PLAT IS OVER 1 MILE FROM THE NEAREST JAMES CITY COUNTY MONUMENTATION, AND IS NOT TIED TO COUNTY DATUM.

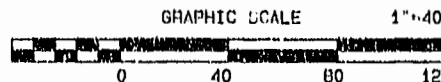
IN ACCORDANCE WITH SECTION 19-33 OF SUBDIVISION ORDINANCE ALL UTILITIES SHALL BE PLACED UNDERGROUND.

THESE LOTS ARE SERVED BY PUBLIC WATER AND SEWER.

THIS PARCEL IS PART OF AN APPROVED RESIDENTIAL CLUSTER MASTER PLAN PER SUP-6-91. THIS PARCEL IS ZONED R-1.

UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

CAMPBELL CLOSE IS DEDICATED FOR PUBLIC STREET PURPOSES
PROPERTY SUBJECT TO RESTRICTIVE COVENANTS RECORDED SIMULTANEOUSLY HERewith.



Langley and McDonald, P.C.
Engineers - Surveyors - Planners
Landscape Architects - Environmental Consultants
VIRGINIA BEACH WILLIAMSBURG