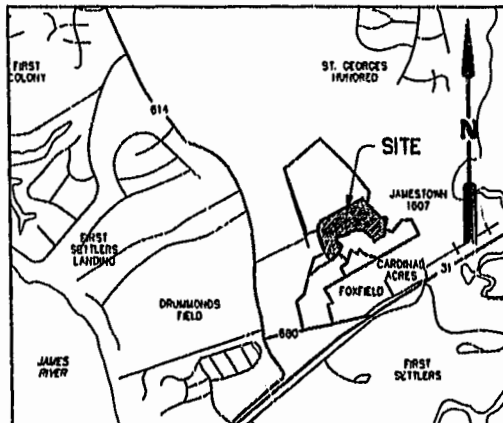


**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS THE POINTE AT JAMESTOWN, SECTION 1-C IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10/3/00  
DATE

A & W, L.L.C. BY ASSOCIATED DEVELOPERS, INC.,  
BY HENRY S. STEPHENS AS PRESIDENT.



VICINITY MAP  
SCALE: 1" = 2000'

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF Newport News, Caroline County A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 3rd DAY OF October, 2000.  
MY COMMISSION EXPIRES May 31, 2007  
Carol Lynn Andrews  
NOTARY PUBLIC

**SECTION 1-C:**

- \* LOT AREA (35 LOTS) : 479,116 S.F./ 11.00 AC.
- \* R/W DEDICATION: 104,598 S.F./ 2.40 AC.
- \* COMMON AREA A: 8,554 S.F./ 0.20 AC.
- \* COMMON AREA B: 19,144 S.F./ 0.44 AC.
- \* COMMON AREA C: 107,420 S.F./ 2.46 AC.
- \* TOTAL AREA : 718,832 S.F./ 16.50 AC.
- \* TAX MAP : MAP (46-4) (01-24)
- \* ZONING DISTRICT : R2 WITH PROFFERS (SEE CASE# Z-9-94, Z-19-95, & Z-20-95).
- \* BUILDING SETBACK :  
FRONT = 25'  
REAR = 35'  
SIDE = 10'
- \* CORNER LOTS : THE FRONT OF THE LOT SHALL BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. NO STRUCTURES SHALL BE LOCATED CLOSER THAN 25' TO THE SIDE STREET. CORNER LOTS SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 100'.
- \* ALL LOTS SERVED BY PUBLIC WATER & PUBLIC SEWER.

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY ALBERT C. WHITE, III AND FRANCES M. WHITE TO WESTOVER MEADOWS, L.C. BY DEED DATED 12/19/96 AND RECORDED IN DEED BOOK 822, PAGE 437; AND BY WESTOVER MEADOWS, L.C. TO A & W, L.L.C. BY DEED DATED 12/27/99 AND RECORDED AS INSTRUMENT # L.R. 990026732. BOTH DEEDS BEING RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

**ENGINEERS OR SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

9/29/00  
DATE

Nancy L. Herman-Thompson  
NANCY L. HERMAN-THOMPSON L.S.#002254

**CERTIFICATE OF APPROVAL**

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

10/3/00  
DATE

John J. Harris  
VIRGINIA DEPARTMENT OF TRANSPORTATION

DATE

VIRGINIA DEPARTMENT OF HEALTH

10/3/00  
DATE

Henry S. Stephens  
SUBDIVISION AGENT OF JAMES CITY COUNTY

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 5 DAY OF October 2000, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 77, PAGE 834 & 84

TESTE BETSY B. WOOLRIDGE, CLERK

BY Mona Bousell, Deputy, CLERK

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	30°59'55"	175.000	94.680	48.529	S 65°03'35" E	93.579
C2	72°59'55"	155.000	197.480	114.691	N 86°03'35" W	184.392
C3	10°34'19"	565.000	104.230	52.213	N 27°16'23" W	104.102
C4	129°56'49"	230.000	521.640	492.640	S 07°31'56" E	416.811
C5	27°18'17"	200.000	95.312	48.579	S 66°54'26" E	94.413
C6	03°41'38"	200.000	12.894	6.449	S 51°24'28" E	12.891
C7	180°5'20"	130.000	41.046	20.695	S 58°36'20" E	40.876
C8	54°54'28"	130.000	124.582	67.541	S 84°53'42" W	119.869
C9	90°00'00"	25.000	39.270	25.000	S 12°26'28" W	35.355
C10	01°59'51"	590.000	20.568	10.285	N 31°33'37" W	20.567
C11	07°19'49"	590.000	75.483	37.793	N 26°53'47" W	75.432
C12	10°03'08"	540.000	94.739	47.492	S 25°38'15" E	94.618
C13	01°53'43"	540.000	17.882	8.932	S 31°36'41" E	17.861
C14	90°00'00"	25.000	39.270	25.000	S 77°33'32" E	35.355
C15	30°36'05"	205.000	109.489	56.084	N 42°08'26" E	108.193
C16	39°45'03"	205.000	142.226	74.110	N 06°57'52" E	139.390
C17	44°11'10"	205.000	158.094	83.213	N 35°00'15" W	154.206
C18	15°24'31"	205.000	55.31	27.733	N 64°48'05" W	54.965
C19	10°38'43"	255.000	47.378	23.757	S 67°10'59" E	47.310
C20	16°07'51"	235.000	71.792	36.135	S 53°47'42" E	71.555
C21	16°42'59"	255.000	74.397	37.465	S 37°22'17" E	74.134
C22	15°24'40"	255.000	73.039	36.771	S 20°48'28" E	72.789
C23	16°15'39"	255.000	72.370	36.430	S 04°28'19" E	72.127
C24	16°15'55"	255.000	72.390	36.440	S 11°47'28" W	72.147
C25	15°46'42"	255.000	70.222	35.335	S 27°48'48" W	70.001
C26	15°31'59"	255.000	69.132	34.779	S 43°28'07" W	68.920
C27	06°12'22"	255.000	27.621	13.824	S 54°20'17" W	27.607
C28	90°00'00"	25.000	39.270	25.000	S 12°26'28" W	35.355
C29	90°00'00"	25.000	39.270	25.000	S 77°33'32" W	35.355
C30	13°50'06"	180.000	43.459	21.836	S 64°21'28" W	43.353
C31	22°14'09"	180.000	69.856	35.373	S 82°23'33" W	69.419
C32	21°25'23"	180.000	67.303	34.049	N 75°46'41" W	66.911
C33	15°30'22"	180.000	48.714	24.507	N 57°18'48" W	48.565
C34	30°59'55"	150.000	81.154	41.597	N 65°03'32" W	80.167

**NOTES:**

- IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ALL EXTERIOR SIGNS SHALL COMPLY WITH THE REGULATIONS IN ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL STREETS HEREBY DEDICATED FOR PUBLIC USE.
- RECORDED REFERENCES:  
PLAT BOOK 65, PAGE 74-75 (WESTOVER MEADOWS)  
PLAT BOOK 72, PAGE 79 (MAINLAND FARM - PARCEL B)  
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.
- COMMON AREAS TO BE DEDICATED TO THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION.
- ANY OLD WELLS THAT MAY BE ON THE PROPERTY THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY FAILURE OF THE DAM AND ITS OUTFLOW STRUCTURE.
- NFIP FLOOD ZONE X. SEE FIRM#510201-0045-B, EFFECTIVE DATE 2/6/91. FLOOD ZONES SUBJECT TO CHANGE BY FEMA.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES, ON, OVER, AND ACROSS EACH LOT, 15' IN WIDTH CONTIGUOUS WITH STREET FRONTS.
- A NON-EXCLUSIVE EASEMENT IS RESERVED FOR USE BY THE POINTE AT JAMESTOWN HOMEOWNER'S ASSOCIATION FOR INSTALLATION AND MAINTENANCE OF SIDEWALKS AND UTILITIES, ON, OVER, AND ACROSS EACH LOT, 10' IN WIDTH CONTIGUOUS WITH STREET FRONTS.
- DELETED
- THIS PLAT IS A TECHNICAL REVISION OF THE PLAT ENTITLED "SUBDIVISION PLAT, THE POINTE AT JAMESTOWN, SECTION 1-C," AS RECORDED IN PLAT BOOK 77, PAGE 1-2. THERE ARE NO REVISIONS TO THE TOTAL NUMBER OF LOTS, THE INDIVIDUAL LOT NUMBERS, OR LOT AREAS. THIS PLAT REVISES NOTATIONS IN THE CURVE TABLE FOR C1, C5, C6, C10, C11, & C34, AND REVISES BEARINGS AND DISTANCES ON COMMON AREA A, LOTS 59, 60, 85, & 86, AND ON THE RIGHT-OF-WAY NEAR LOTS 49 & 50.

3:15 PM  
Williamson James City County  
DOCUMENT # 000012447  
Mona Bousell, Deputy  
BETSY B. WOOLRIDGE, CLERK

1 OF 2  
SHEET NUMBER  
1980103  
COMMISSION NUMBER  
SCALE AS NOTED  
DESIGNED NLHT/DNW  
DRAWN DNW  
CHECKED NLHT  
DATE 12/21/00

PLAT OF CORRECTION  
SUBDIVISION PLAT  
**THE POINTE AT JAMESTOWN, SECTION 1-C**  
OWNER/DEVELOPER  
**A & W, L.L.C.**  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA

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NO	DATE	DESCRIPTION
1	2/16/00	ZONING DISTRICT
2	9/6/00	CURVE TABLE, NOTE 14
3	9/29/00	NOTE 14 PER COUNTY COMMENTS

REVISIONS  
Nancy L. Herman-Thompson  
NANCY L. HERMAN-THOMPSON L.S.#002254  
9/29/00

**DJG INC.**  
Committed to Excellence  
ENGINEERS • ARCHITECTS • SURVEYORS  
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(757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@ah.net  
NORFOLK - VIRGINIA BEACH AREA (757)874-5015