



**HOMEOWNERS ASSOCIATION 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.  
LANDFALL AT JAMESTOWN COMMUNITY ASSN. INC.

BY: Lewis A. McMurrin, III 3/7/2001  
LEWIS A. McMURRAN, III, PRESIDENT DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF NEWPORT NEWS  
JOHN W. SMITH 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 7th DAY OF MARCH, 2001. MY COMMISSION EXPIRES 6/26/02  
Joan W. Smith  
NOTARY PUBLIC

**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: Lewis A. McMurrin, III 3/7/2001  
LEWIS A. McMURRAN, III DATE

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**AREA TABLE**

ACREAGE OF LOTS	19.525 AC.
ACREAGE ADDED FROM CONSERVATION AREAS A, B, C, D & E	5.8± AC.
NEW TOTAL ACREAGE OF LOTS	25.3± AC.
ACREAGE OF CONSERVATION AREAS A, B, C, D & E	25.8± AC.
ACREAGE ADDED TO LOTS	5.8± AC.
NEW TOTAL ACREAGE OF CONSERVATION AREAS A, B, C, D & E	20.0± AC.

- GENERAL NOTES:**
- PROPERTY IS ZONED: GENERAL RESIDENTIAL R-2
  - MINIMUM LOT SETBACK REQUIREMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:  
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.
  - TAX MAP NUMBER OF PROPERTY: (47-3)(1-44)
  - THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.
  - ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE.
  - ALL DRAINAGE EASEMENTS WILL BE PRIVATE.
  - WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF THE JAMES CITY COUNTY CODE.

**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 27 DAY OF March, 2001. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 1:52 PM  
TESTE: Getty W. Workidge  
CLERK  
PLAT BOOK 81, PAGE 1-3

**TRUSTEE'S CERTIFICATE**  
THE PLATING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES. DEED OF TRUST RECORDED IN DB. 99013939, PG. 80, DATED 6/29/99  
WACHOVIA BANK, N.A.  
BY: Alevis N. Swann  
Vice President

NEW SALEM OF VIRGINIA, INC., TRUSTEE  
BY: Michelle Farnsworth  
VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Newport News  
Rebecca Park-Dawson 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID GIVEN UNDER MY NAME THIS 1st DAY OF March, 2001. MY COMMISSION EXPIRES 5/31/04  
Rebecca Park-Dawson  
NOTARY PUBLIC

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COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Newport News  
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Rebecca Park-Dawson  
NOTARY PUBLIC

AMENDED PLAT OF SUBDIVISION  
**LANDFALL**  
AT  
**JAMESTOWN**  
PHASE FOUR  
JAMESTOWN DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: 02/22/01 SHEET 1 OF 3 SCALE: N/A  
PROJECT NO: 30803.00 DRAWN BY: DWP

**VHB** Vanasse Hangen Brustlin, Inc.  
Transportation Land Development Environmental Services  
11322 Rock Landing Drive, Suite 203  
Newport News, Virginia 23606  
(571) 873-3385 • FAX (571) 873-0157

**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 3/8/01  
W. PAGE COCKRELL DATE



Williamsburg/James City County  
1:52 PM  
Recorded 27 day of March, 2001  
DOCUMENT # 010005746  
Getty W. Workidge  
KETSY D. WOOLIDGE, CLERK OF CIRCUIT COURT

**CERTIFICATE OF APPROVAL**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
3/8/01 Paul L. Per  
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION  
March 8, 2001 Walter Jordan  
DATE VIRGINIA DEPARTMENT OF HEALTH  
3/8/01 [Signature]  
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY