

87 PAGE 96

020022834

7262271.dwg

06.21.01-11:06

AWT

STATEMENT OF OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT AND KNOWN AS WESTMORELAND, SECTION 3... IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES,

Robert S. Hornsby 7/05/02
FOR CHARTER, L.L.C. DATE
A VIRGINIA LIMITED LIABILITY CORPORATION

ROBERT S. HORNSBY / AUTHORIZED MEMBER
PRINTED NAME / TITLE

NOTARY

STATE OF VIRGINIA, COUNTY OF James City, TO-WIT:

MARY R. SELDEN, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 5th DAY OF August, 2002.

MY COMMISSION EXPIRES July 31st, 2006.

Mary R. Selden
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

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

[Signature] 10/3/02
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

[Signature] 7/12/01
VIRGINIA DEPARTMENT DATE
OF TRANSPORTATION

VIRGINIA DEPARTMENT DATE
OF HEALTH

ENGINEERING OR SURVEYING CERTIFICATE

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

[Signature] 6/21/01
G.T. WILSON, C.L.S. DATE

CLERK'S CERTIFICATE
STATE OF VIRGINIA, COUNTY OF JAMES CITY

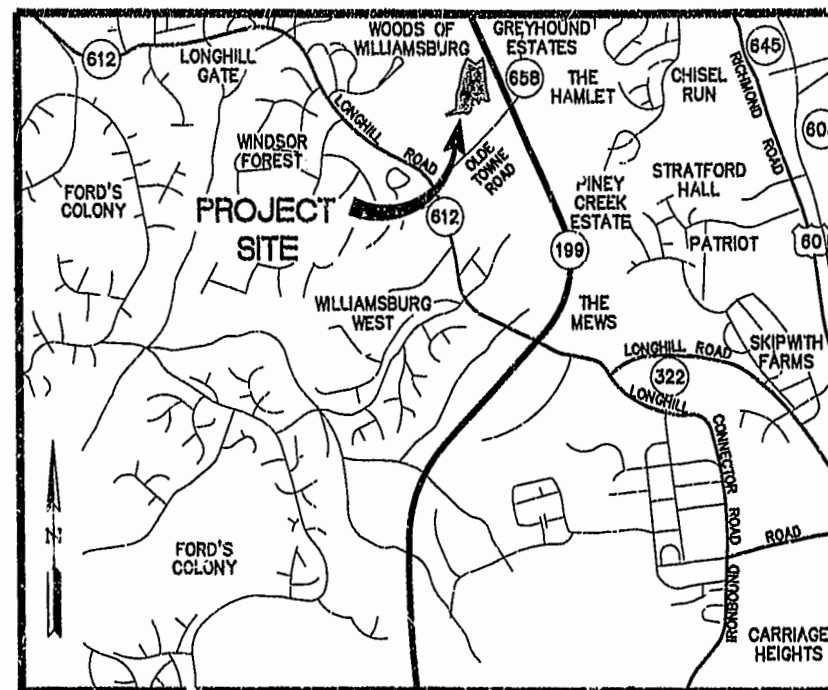
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 3 DAY OF Oct, 2002 THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT
TESTE: [Signature] CLERK

PLAT BOOK: 87, PAGE: 96-97

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM ROBERT SAUNIER HORNSBY, LOIS S. HORNSBY, AND ANN S. HORNSBY, TO CHARTER, L.L.C., A VIRGINIA LIMITED LIABILITY CORPORATION, BY DEED DATED APRIL 15, 2000, AND DULY RECORDED ON MAY 26, 2000 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY AS DOCUMENT #000010093.



VICINITY MAP (SCALE 1\"/>

ANY OLD WELLS THAT MAY BE ON THE SITE THAT WILL NOT BE USED MUST BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

UNLESS OTHERWISE NOTED, ALL STREETS ARE OF THE WIDTH AND EXTENT SHOWN, AND ARE HEREBY DEDICATED TO JAMES CITY COUNTY FOR PUBLIC USE.

NOTES:

- 1. PROPERTY IS SHOWN IS ALL OF TAX PARCELS (32-4)(1-1).
2. PROPERTY IS ZONED GENERAL RESIDENTIAL DISTRICT, R-2.
3. LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
4. MINIMUM BUILDING SETBACKS:
FRONT: 25' - UNLESS OTHERWISE SHOWN
SIDES: 10'
REAR: 35'
5. OPEN SPACE AREAS 1, 2, 3 & 5 ARE DESIGNATED AS NATURAL OPEN SPACE EASEMENTS. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
6. WETLANDS AND LAND WITHIN 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.

AREA TABULATION

Table with 3 columns: Description, Area in S.F., Area in Ac.
TOTAL AREA OF RESIDENTIAL LOTS: 523,166 S.F., 12.010 Ac.
TOTAL AREA OF RIGHT-OF-WAY: 111,117 S.F., 2.551 Ac.
TOTAL AREA OF CONSERVATION EASEMENT/OPEN SPACE: 257,213 S.F., 5.905 Ac.
TOTAL AREA OF SECTION 3: 891,496 S.F., 20.466 Ac.
NUMBER OF LOTS: 35
AVERAGE LOT SIZE: 14,948 S.F., 0.343 Ac.
LARGEST LOT (LOT#11): 26,977 S.F., 0.619 Ac.
SMALLEST LOT (#8): 10,925 S.F., 0.251 Ac.
LOT PER GROSS ACRE: 1.71 Ac.



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

SUBDIVISION PLAT OF WESTMORELAND SECTION 3 OWNER / DEVELOPER: CHARTER L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY

Table with columns: Designed VMB, Drawn AWT, Scale, Date, Project No., Drawing No.