

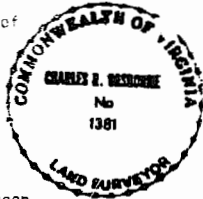
SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under my hand this 21st day of March 1988.

Charles R. Osborne

State Certified Land Surveyor



OWNER'S CERTIFICATE

This subdivision of property as shown hereon is with the free consent and in accordance with the desires of the undersigned Owner.

By: Frank M. Manning, Pres.

Attest: _____ Sec.

STATE OF Virginia
CITY OF Newport News TO WIT:

I, _____ a Notary Public in and for the City and State aforesaid do hereby certify that:

_____ whose names are signed to the foregoing writing bearing date of the _____ day of _____ have acknowledged the same before me in my City and State aforesaid.

Given unto my hands this _____ day of _____ 1988.

Notary Public

My commission expires _____

STATE OF VIRGINIA, COUNTY OF JAMES CITY

In the clerk's office of the circuit court of the County of James City this 17 day of March 1988. The map shown hereon was presented and admitted to the record as the law directs.

Teste: Richard Clerk

Plat Book: 47 Page: 48

CERTIFICATE OF APPROVAL

This subdivision known as _____ Subdivision

is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

3-7-88 F. M. Hall

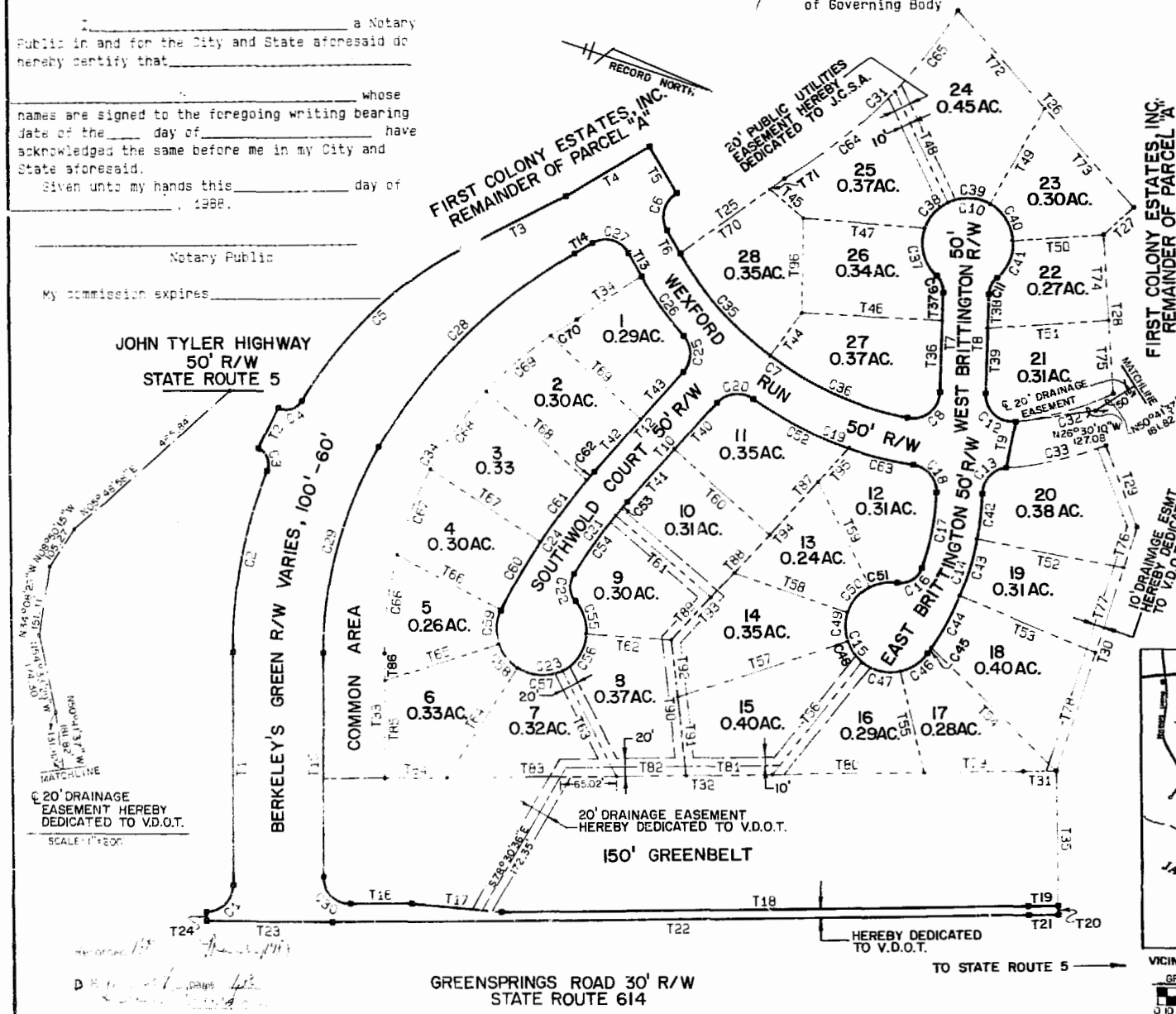
Date Highway Engineer

3-7-88 Albert Kapp

Date Health Officer

3/8/88 [Signature]

Date Agent or Representative of Governing Body



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	LABEL	BEARING	DISTANCE
C1	30.00	90° 00' 00"	47.12	42.43	N 83° 31' 41" W	T1	S 71° 28' 16" W	260.00
C2	550.00	21° 35' 56"	207.33	206.11	S 82° 16' 15" W	T2	N 48° 34' 07" W	50.00
C3	20.00	85° 28' 19"	29.84	27.14	S 88° 20' 13" W	T3	N 48° 34' 07" W	127.68
C4	20.00	85° 28' 19"	29.84	27.14	N 86° 08' 16" W	T4	N 48° 34' 07" W	110.00
C5	448.18	32° 12' 29"	251.34	246.23	N 51° 46' 12" W	T5	N 41° 28' 17" W	30.00
C6	30.00	97° 05' 00"	47.12	42.43	N 86° 08' 16" W	T6	N 41° 28' 17" W	30.00
C7	375.00	48° 11' 23"	319.65	319.06	S 17° 08' 08" E	T7	S 73° 27' 34" W	109.68
C8	30.00	99° 10' 24"	51.33	46.68	N 86° 07' 14" W	T8	N 73° 27' 34" W	109.68
C9	25.00	48° 11' 23"	21.03	20.41	S 45° 21' 03" W	T9	N 22° 40' 03" W	52.36
C10	50.00	276° 22' 46"	241.19	56.67	N 15° 30' 08" W	T10	S 88° 20' 13" W	148.97
C11	25.00	48° 11' 23"	21.03	20.41	S 08° 00' 24" E	T11	S 08° 20' 13" W	148.97
C12	30.00	99° 10' 24"	51.33	46.68	N 23° 01' 23" E	T12	S 41° 28' 17" W	30.00
C13	30.00	83° 03' 26"	43.49	39.78	S 08° 00' 24" E	T13	S 48° 31' 43" W	23.52
C14	325.00	33° 22' 43"	189.33	186.67	S 08° 01' 04" E	T14	N 71° 28' 17" W	249.43
C15	50.00	242° 57' 52"	212.03	86.29	S 48° 13' 13" W	T15	N 18° 26' 00" W	70.00
C16	25.00	78° 27' 47"	34.24	31.52	N 43° 05' 48" W	T16	N 18° 26' 00" W	100.52
C17	275.00	17° 52' 48"	85.82	85.47	S 82° 23' 58" W	T17	N 18° 26' 00" W	587.18
C18	30.00	83° 03' 26"	43.49	39.78	S 51° 08' 51" W	T18	N 18° 26' 00" W	33.51
C19	425.00	26° 13' 17"	194.50	192.81	S 03° 30' 47" W	T19	N 70° 46' 48" W	10.00
C20	30.00	83° 03' 26"	43.49	39.78	S 24° 54' 18" W	T20	S 18° 26' 00" W	33.48
C21	608.75	09° 28' 25"	100.65	100.53	S 71° 10' 12" E	T21	S 18° 26' 00" W	778.00
C22	25.00	73° 57' 52"	32.27	30.08	N 67° 06' 40" E	T22	S 18° 26' 00" W	140.00
C23	50.00	247° 09' 51"	215.69	83.31	S 25° 17' 20" E	T23	S 71° 28' 17" W	10.00
C24	658.75	16° 16' 24"	187.10	186.47	N 74° 34' 12" W	T24	N 52° 30' 13" W	142.91
C25	30.00	83° 03' 26"	43.49	39.78	S 72° 02' 17" W	T25	N 26° 26' 00" W	282.35
C26	425.00	10° 57' 43"	81.31	81.19	S 08° 59' 28" W	T26	S 08° 20' 13" W	48.00
C27	30.00	90° 00' 01"	47.12	42.43	S 03° 31' 43" E	T27	N 08° 00' 24" W	178.48
C28	605.87	29° 20' 42"	310.31	306.32	S 03° 12' 04" E	T28	N 08° 00' 24" W	36.78
C29	450.00	30° 39' 18"	240.78	237.30	N 06° 47' 55" E	T29	N 08° 00' 24" W	284.88
C30	30.00	90° 57' 20"	47.62	42.78	N 25° 59' 39" E	T30	S 18° 26' 00" W	37.00
C31	550.00	28° 13' 36"	270.96	268.23	N 82° 38' 51" E	T31	S 18° 26' 00" W	712.58
C32	375.00	17° 29' 50"	114.52	114.07	S 34° 27' 44" E	T32	S 71° 28' 17" W	138.88
C33	425.00	15° 34' 05"	115.48	115.12	N 31° 15' 03" W	T33	N 52° 30' 13" W	86.84
C34	430.00	50° 00' 01"	450.30	430.00	N 78° 31' 43" W	T34	N 71° 28' 17" W	148.97
C35	375.00	23° 06' 26"	151.24	150.21	N 29° 05' 04" E	T35	N 71° 28' 17" W	79.59
C36	375.00	25° 43' 53"	168.41	167.00	N 05° 09' 54" E	T36	N 71° 28' 17" W	30.00
C37	50.00	66° 13' 59"	57.80	54.53	S 58° 23' 11" W	T37	N 73° 27' 34" W	37.00
C38	50.00	44° 40' 09"	38.38	36.00	N 65° 09' 43" W	T38	N 73° 27' 34" W	72.69
C39	50.00	55° 12' 02"	48.17	45.33	N 15° 13' 45" W	T39	S 08° 20' 13" W	86.87
C40	50.00	56° 13' 03"	49.05	47.11	N 09° 39' 45" W	T40	S 08° 20' 13" W	80.00
C41	50.00	54° 03' 40"	47.18	45.45	S 08° 20' 13" W	T41	S 08° 20' 13" W	70.00
C42	325.00	08° 49' 24"	50.05	50.00	N 77° 52' 17" E	T42	N 08° 20' 13" W	70.00
C43	325.00	11° 34' 21"	85.64	85.53	N 68° 04' 05" E	T43	N 08° 20' 13" W	60.00
C44	325.00	11° 34' 21"	85.64	85.53	S 86° 21' 30" E	T44	N 08° 20' 13" W	48.31
C45	325.00	01° 24' 37"	8.00	8.00	S 73° 52' 04" E	T45	S 15° 13' 45" W	100.27
C46	50.00	41° 21' 42"	36.09	35.32	S 82° 23' 58" E	T46	S 15° 13' 45" W	101.15
C47	50.00	52° 03' 10"	45.42	43.88	S 05° 45' 05" E	T47	S 15° 13' 45" W	136.48
C48	50.00	32° 51' 52"	28.68	28.29	S 35° 41' 05" W	T48	S 15° 13' 45" W	123.48
C49	50.00	37° 25' 58"	32.67	32.09	S 71° 59' 00" W	T49	S 15° 13' 45" W	128.33
C50	50.00	44° 37' 05"	38.34	37.36	N 57° 09' 28" W	T50	S 15° 13' 45" W	128.25
C51	50.00	34° 38' 04"	30.22	29.77	N 27° 36' 25" W	T51	S 15° 13' 45" W	127.42
C52	425.00	16° 20' 26"	121.20	120.80	S 08° 27' 12" W	T52	N 33° 13' 45" W	154.55
C53	608.75	01° 47' 18"	19.00	19.00	S 57° 19' 48" E	T53	N 33° 13' 45" W	150.48
C54	608.75	07° 41' 05"	81.55	81.55	S 72° 03' 51" E	T54	N 33° 13' 45" W	142.78
C55	50.00	45° 06' 17"	39.35	39.35	N 52° 40' 59" W	T55	N 33° 13' 45" W	150.88
C56	50.00	58° 37' 14"	51.16	49.25	S 75° 27' 22" E	T56	N 33° 13' 45" W	150.88
C57	50.00	59° 08' 48"	52.50	50.12	S 15° 03' 54" W	T57	N 33° 13' 45" W	150.88
C58	50.00	39° 23' 03"	34.37	33.70	S 33° 42' 34" W	T58	N 33° 13' 45" W	150.88
C59	50.00	45° 18' 45"	39.54	38.52	S 78° 03' 29" W	T59	N 33° 13' 45" W	150.88
C60	658.74	07° 33' 40"	85.93	85.57	N 78° 49' 08" W	T60	N 33° 13' 45" W	140.00
C61	658.75	07° 33' 36"	85.93	85.55	N 74° 15' 01" W	T61	N 33° 13' 45" W	132.00
C62	658.75	01° 02' 37"	12.00	12.00	N 85° 57' 19" W	T62	N 33° 13' 45" W	132.00
C63	424.00	09° 52' 51"	73.29	73.20	N 04° 39' 25" W	T63	N 33° 13' 45" W	146.74
C64	550.00	16° 25' 04"	157.60	157.05	N 55° 44' 15" W	T64	N 33° 13' 45" W	146.74
C65	550.00	11° 48' 32"	113.36	113.15	N 70° 51' 03" W	T65	N 33° 13' 45" W	146.74
C66	430.00	14° 49' 54"	111.31	111.00	S 78° 59' 19" W	T66	N 33° 13' 45" W	146.74
C67	430.00	13° 46' 19"	103.35	103.11	N 88° 48' 40" W	T67	N 33° 13' 45" W	146.74
C68	430.00	14° 11' 58"	105.57	105.23	N 72° 49' 31" W	T68	N 33° 13' 45" W	146.74
C69	430.00	12° 35' 04"	94.57	94.38	N 59° 28' 30" W	T69	N 33° 13' 45" W	146.74
C70	430.00	04° 35' 45"	34.49	34.48	N 50° 49' 58" W	T70	N 33° 13' 45" W	146.74
						T71	N 50° 49' 58" W	20.00
						T72	N 50° 49' 58" W	146.74
						T73	N 50° 49' 58" W	146.74
						T74	N 50° 49' 58" W	146.74
						T75	N 50° 49' 58" W	146.74
						T76	N 50° 49' 58" W	146.74
						T77	N 50° 49' 58" W	146.74
						T78	N 50° 49' 58" W	146.74
						T79	N 50° 49' 58" W	146.74
						T80	N 50° 49' 58" W	146.74
						T81	N 50° 49' 58" W	146.74
						T82	N 50° 49' 58" W	146.74
						T83	N 50° 49' 58" W	146.74
						T84	N 50° 49' 58" W	146.74
						T85	N 50° 49' 58" W	146.74
						T86	N 50° 49' 58" W	146.74
						T87	N 50° 49' 58" W	146.74
						T88	N 50° 49' 58" W	146.74
						T89	N 50° 49' 58" W	146.74
						T90	N 50° 49' 58" W	146.74
						T91	N 50° 49' 58" W	146.74
						T92	N 50° 49' 58" W	146.74
						T93	N 50° 49' 58" W	146.74
						T94	N 50° 49' 58" W	146.74
						T95	N 50° 49' 58" W	146.74
						T96	N 50° 49' 58" W	146.74
						T97	N 50° 49' 58" W	146.74
						T98	N 50° 49' 58" W	146.74
						T99	N 50° 49' 58" W	146.74
						T00	N 50° 49' 58" W	146.74

PORTION SUBDIVIDED 17.37 AC
DEDICATED R/W 4.29 AC
OPEN SPACE 3.85 AC
LOTS 9.24 AC
REMAINDER PARCEL "A" 132.93 AC
NOTE: THE SETBACK FROM ALL INTERNAL STREETS SHALL BE A MINIMUM OF 25' SIDE AND REAR YARDS MAY BE 0'

5' DRAINAGE EASEMENT LOCATED BOTH SIDES OF ALL SIDE AND REAR PROPERTY LINES HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.
PLAT OF BERKELEY'S GREEN SECTION ONE
BEING A SUBDIVISION OF PROPERTY OF FIRST COLONY ESTATES, INC. COUNTY OF JAMES CITY, VIRGINIA
LANGLEY AND McDONALD P.C.
ENGINEERS-PLANNERS-SURVEYORS
VIRGINIA BEACH-WILLIAMSBURG, VIRGINIA
DATE: JANUARY 13, 1988