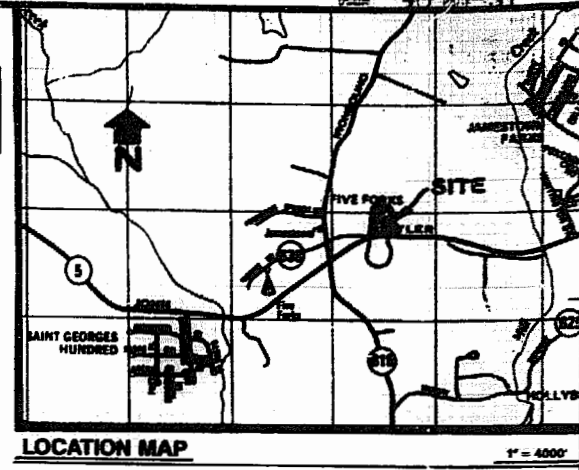


R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	79°53'20"	25.00'	34.86'	20.74'	32.10'	N44°49'47"E
2	153°58'56"	175.00'	524.04'	844.03'	379.79'	N81°52'34"E
3	21°58'05"	175.00'	74.77'	37.85'	74.31'	S10°08'54"E
4	90°00'00"	25.00'	39.27'	25.00'	35.34'	S44°09'51"E
5	90°00'00"	25.00'	39.27'	25.00'	35.34'	N45°50'11"E
6	21°58'05"	145.00'	55.39'	28.14'	55.25'	N10°08'54"W
7	153°58'56"	145.00'	389.69'	627.62'	282.56'	S81°52'34"W
8	95°20'05"	25.00'	41.60'	27.44'	34.76'	S42°46'56"E
9	64°46'35"	1,185.92'	78.86'	49.46'	78.83'	S87°09'44"W

CURVE TABLE

	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	05°45'39"	1,185.92'	119.24'	59.67'	119.19'	S81°53'37"W
B	01°17'09"	1,185.92'	24.61'	13.31'	24.61'	S89°48'29"E
C	11°56'01"	1,170.92'	243.88'	122.38'	243.44'	S84°52'09"W



OWNER'S CONSENT & DEDICATION
 THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
 BY: Henry S. Branscome
 BY: Robert T. Carlton D.
 BY: _____

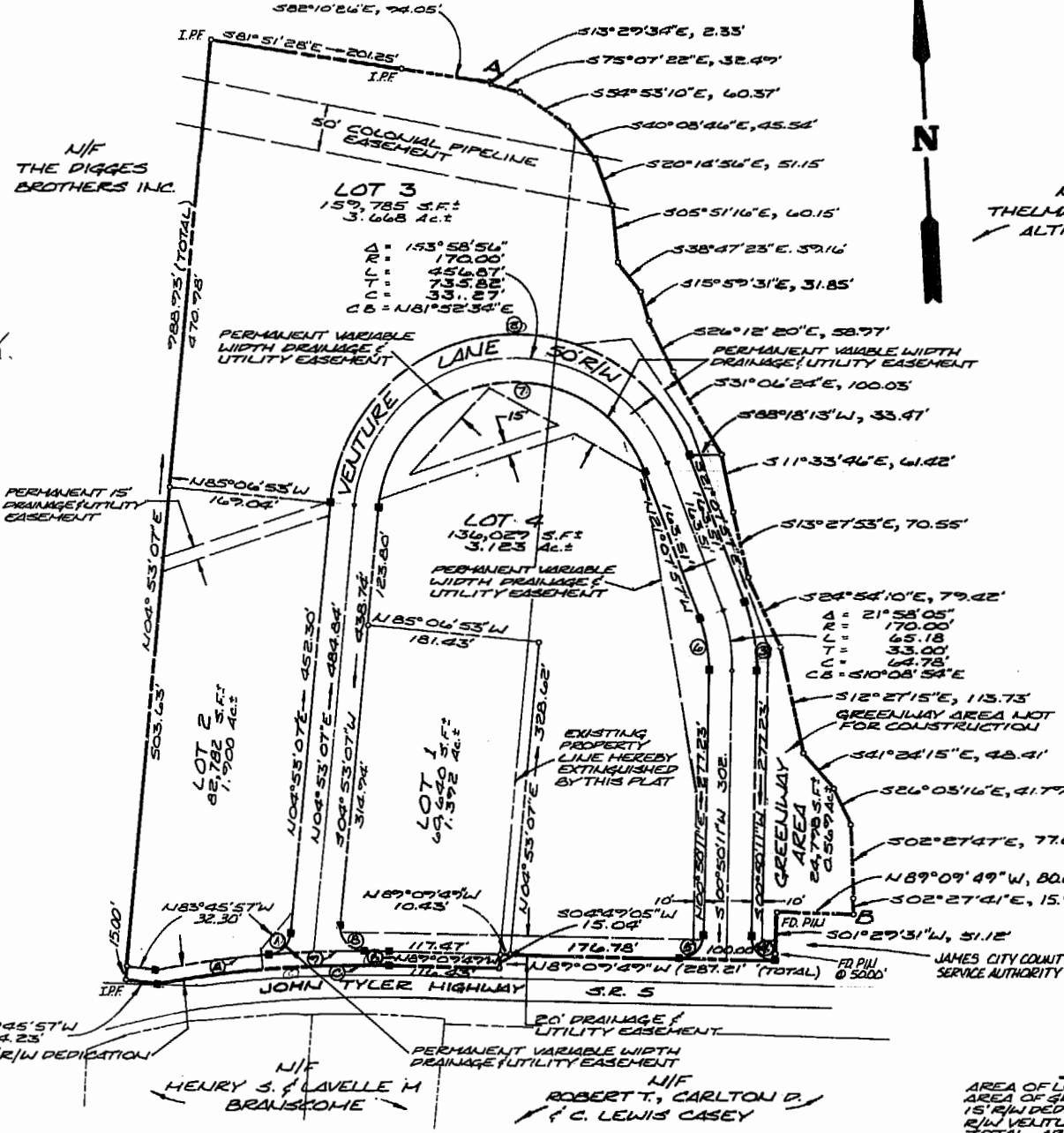
STATE OF VIRGINIA
 I, John H. Jones, A NOTARY PUBLIC DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 31st DAY OF MAY, 1988.
 MY COMMISSION EXPIRES 12/14/89 BY: J.H.J.

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 15th DAY OF June, 1988, THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
 TESTE: Helen S. Ward, CLERK.
 PLAT BOOK: 48, PAGE: 91

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
 DATE 6-2-88 J. N. Hall HIGHWAY ENGINEER
 DATE 6-1-88 Allen L. Knapp HEALTH OFFICER
 DATE 6/2/88 [Signature] AGENT OF GOVERNING BODY

SURVEYOR'S STATEMENT
 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 31st DAY OF MAY, 1988.
 BY: [Signature]

SOURCE OF TITLE
 TITLE TO THE LAND SUBDIVIDED IS VESTED IN: HENRY S. & LAVELLE M. BRANSCOME O.B. 197, P.G. 421 O.B. 269, P.G. 534
 NOTE: ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER



N/JF THELMA VAIDEN / ALTIZER

NOTE: BETWEEN POINTS A & B PROPERTY LINE IS CENTER OF STREAM.

BUILDING RESTRICTIONS
 1- PROPERTY IS ZONED GENERAL BUSINESS DISTRICT B-1
 2- BUILDING SETBACKS: FRONT 50', REAR 20', SIDES 20'

LAND USE SUMMARY

AREA OF LOTS	439,236 S.F.±	10.084 Ac.±
AREA OF GREENWAY	24,778 S.F.±	0.569 Ac.±
15' R/W DEDICATION	5,918 S.F.±	0.136 Ac.±
R/W VENTURE LANE	73,405 S.F.±	1.685 Ac.±
TOTAL AREA	543,337 S.F.±	12.474 Ac.±



AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

SUBDIVISION PLAT
JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK
 OWNER/DEVELOPER: HENRY S. BRANSCOME
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM Drawn CAN
 Scale 1"=100' Date MAY 1 88
 Project No. 6114
 Drawing No. PLAT

