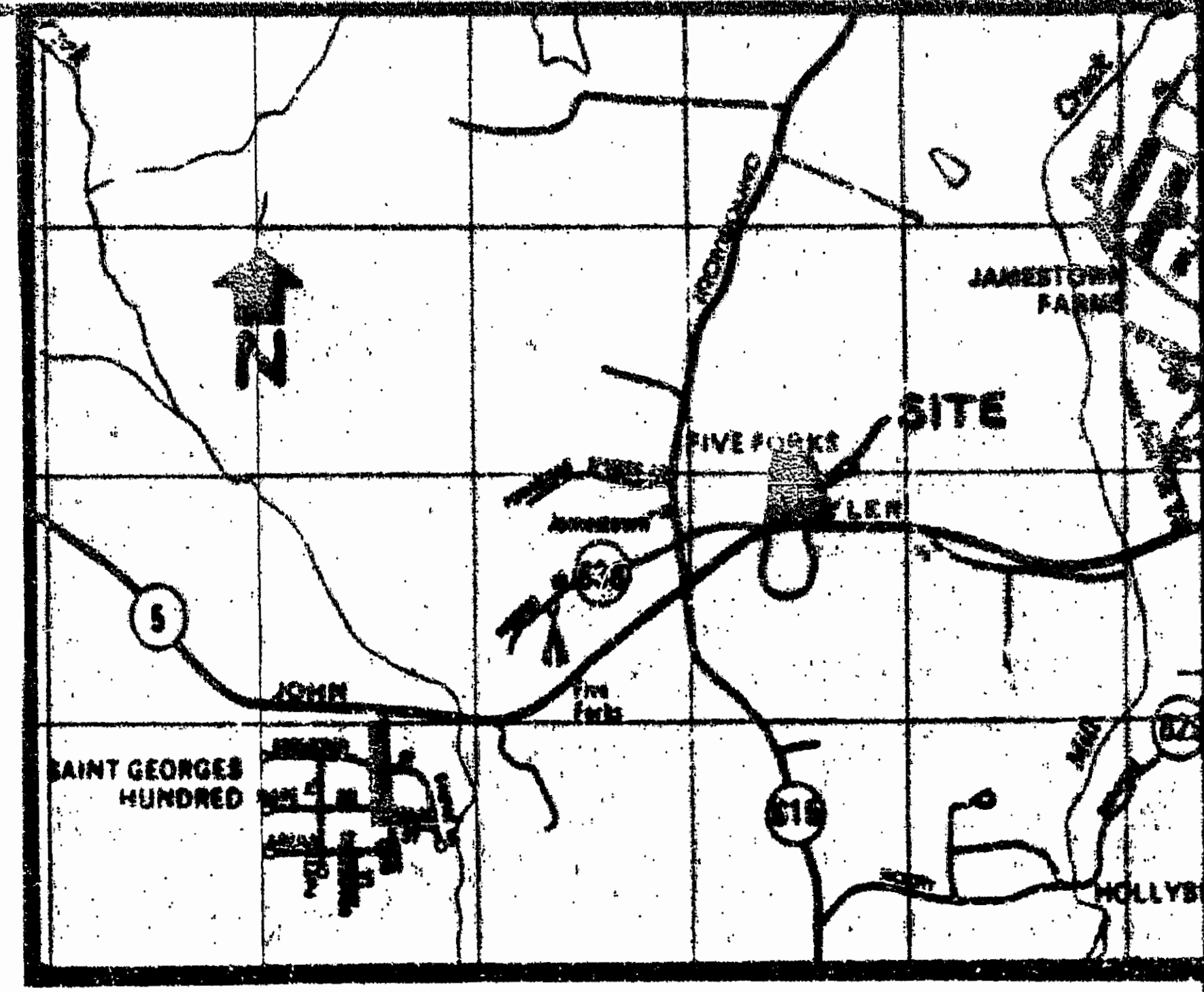


R/W CURVE TABLE

| 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 | 524.06 | 844.03 | 379.77 | N81° 52' 34" E |
| 3 | 21° 58' 05" | 175.00 | 74.77 | 37.85 | 74.31 | S10° 08' 58" E |
| 4 | 90° 00' 00" | 25.00 | 39.27 | 25.00 | 35.36 | S44° 09' 51" E |
| 5 | 70° 00' 00" | 25.00 | 39.27 | 25.00 | 35.36 | N45° 50' 11" E |
| 6 | 21° 58' 05" | 145.00 | 55.57 | 28.14 | 55.25 | N10° 08' 54" W |
| 7 | 153° 58' 56" | 145.00 | 389.18 | 627.62 | 282.56 | S81° 52' 34" W |
| 8 | 25° 20' 05" | 25.00 | 41.60 | 27.42 | 36.76 | S42° 46' 56" E |
| 9 | 04° 46' 35" | 1,185.92 | 78.86 | 49.46 | 78.83 | S87° 09' 44" W |
| 10 | 16° 50' 08" | 145.00 | 42.60 | 21.46 | 42.45 | S12° 42' 54" E |
| 11 | 05° 07' 56" | 145.00 | 12.99 | 6.50 | 12.98 | S01° 43' 43" E |

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 | 26.61 | 13.31 | 26.61 | S89° 48' 29" E |
| C | 11° 56' 01" | 1,170.92 | 243.88 | 122.38 | 243.44 | S84° 52' 09" W |



OWNER'S CERTIFICATE

THE RESUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: 5-9-91
 DATE: 5/1/91
 SIGNATURE: Henry S. Branscome
 SIGNATURE: Lavelle M. Branscome

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 COUNTY OF James City I, John Wilson, Jr.
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 9th DAY OF May, 1991. MY COMMISSION EXPIRES 3/28/93
 SIGNATURE: John Wilson, Jr.

ENGINEER 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 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 04/9/91
 DATE: 4/17/91
 SIGNATURE: G. T. Wilson, Jr., C.L.S.

CERTIFICATE OF APPROVAL

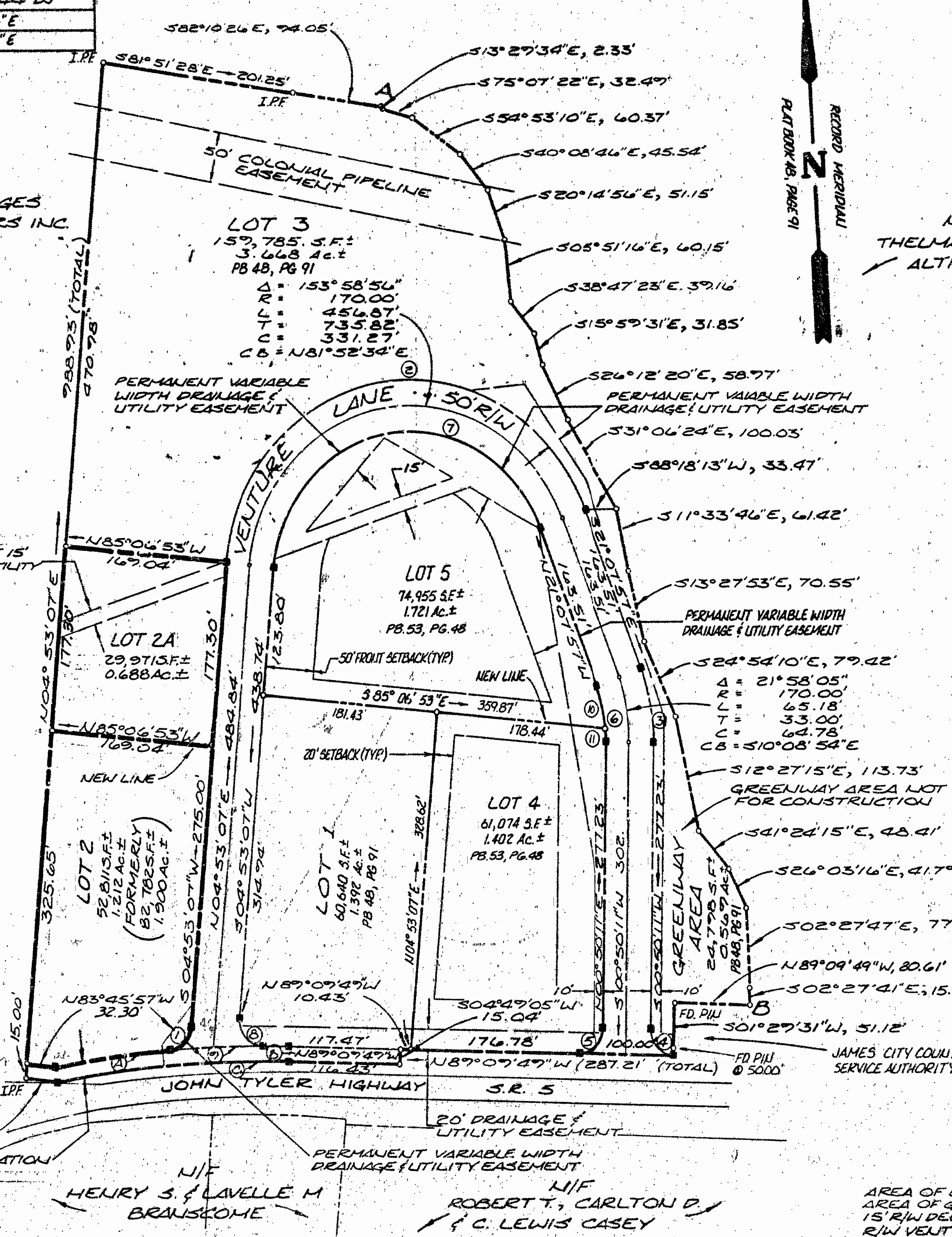
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE: 6-17-91
 DATE: 6/2/91
 SIGNATURE: J. M. Hest
 SIGNATURE: [Signature]
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 VIRGINIA DEPARTMENT OF HEALTH
 SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.T. & SARAH H. ARMISTEAD TO HENRY S. & LILA L. BRANSCOME DATED NOVEMBER 8, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 157, PAGE 421, AND BY ROBERT C. & LOUIE P. WALKER AND FRANCES S. & FRANK E. BALDWIN TO HENRY S. & LAVELLE M. BRANSCOME DATED APRIL 12, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 269, PAGE 534.

NOTE: ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER



LOCATION MAP

1" = 4000'

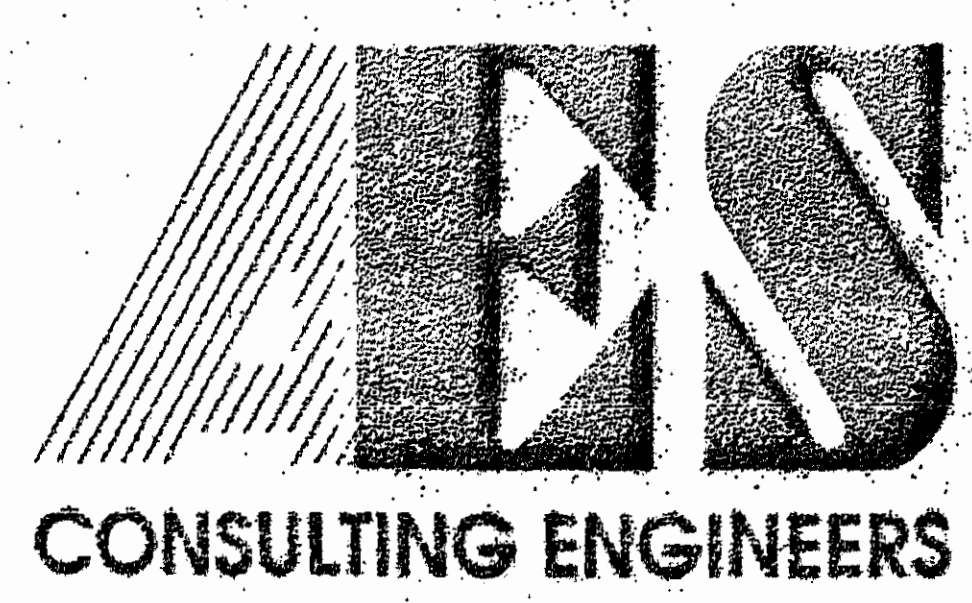
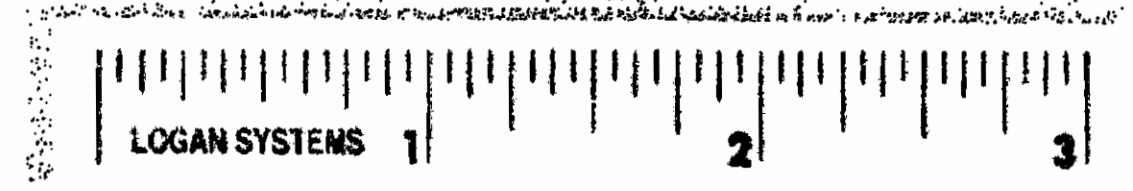
- NOTES:**
- BETWEEN POINTS A & B PROPERTY LINE IS CENTER OF STREAM.
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 510201 0003A AND 0004A THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

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

LAND USE SUMMARY

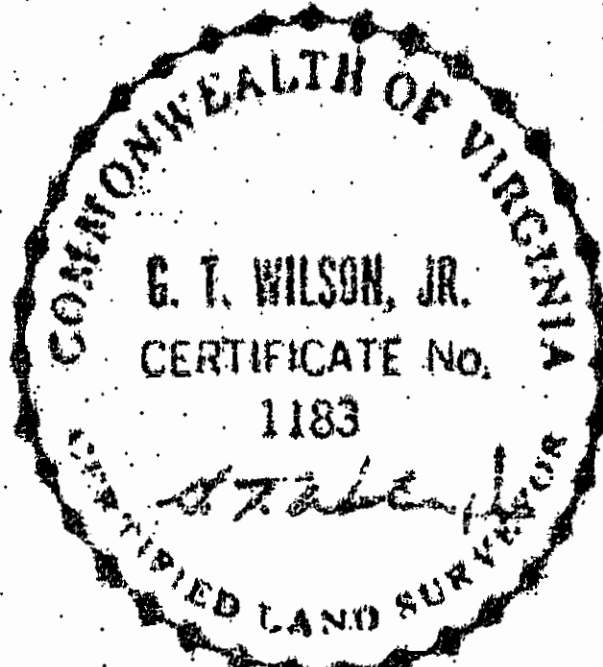
| | | |
|--------------------|---------------|-------------|
| AREA OF LOTS | 439,236 S.F.± | 10.084 Ac.± |
| AREA OF GREENWAY | 24,798 S.F.± | 0.569 Ac.± |
| 15' R/W DEDICATION | 5,918 S.F.± | 0.136 Ac.± |
| R/W VENTURE LANE | 73,405 S.F.± | 1.685 Ac.± |
| TOTAL AREA | 543,357 S.F.± | 12.474 Ac.± |

REFERENCES: PLAT BOOK 48, PAGE 91
 PLAT BOOK 53, PAGE 48



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

SUBDIVISION OF LOT 2
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 A.E.S. |
| Scale 1"=100' | Date MAY, 1991 |
| Project No. 6114 | |
| Drawing No. PLAT | |