

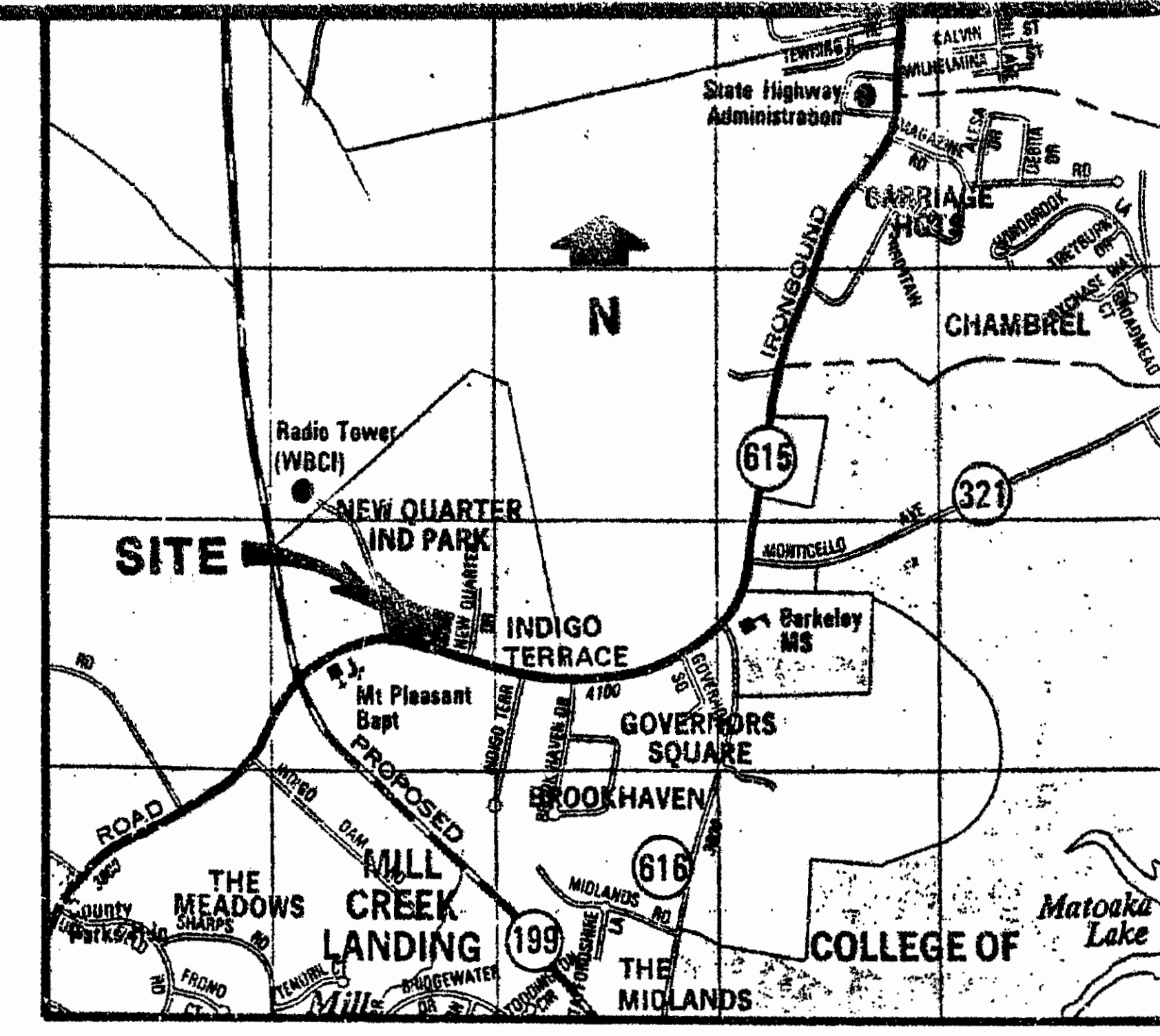
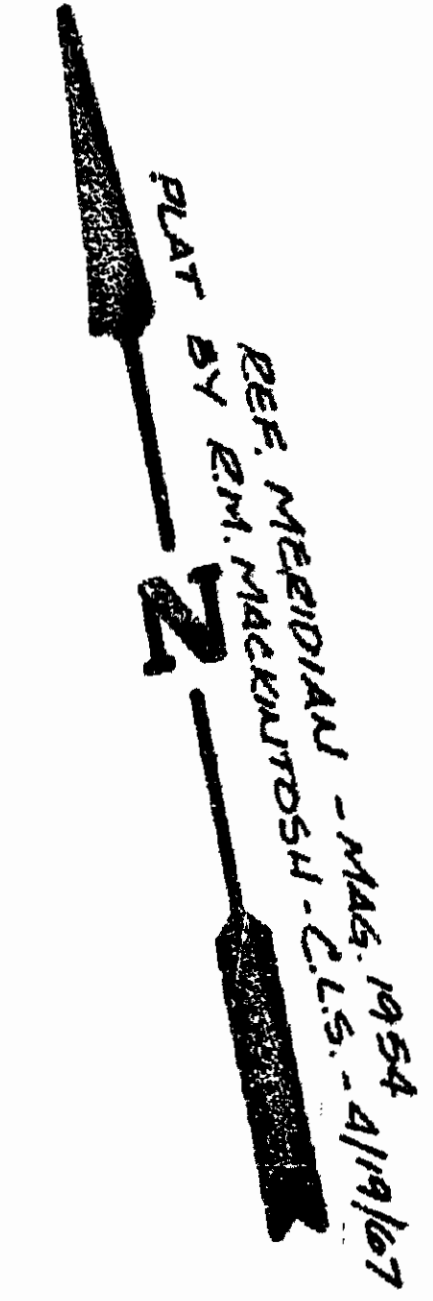
NOTES: 1. PROPERTY IS CURRENTLY ZONED M-1  
2. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER AND SEWER.

**AREA TABULATION**

AREA LOT 1	2.27 Ac.
AREA LOT 2	1.73 Ac.
REMAINING AREA	40.58 Ac.
<b>TOTAL</b>	<b>44.58 Ac.</b>

**REMAINING AREA**  
40.58 Ac.

PHILIP O. RICHARDSON  
ET ALS  
DB. 110, PG. 463  
(38-4)(1-3)



N/F  
R.T. C.D. & C.L.  
CASEY  
(38-4)(1-1)  
10' EASEMENT FOR  
FUTURE R/W  
5575 S.F. 0.13 AC.  
DB 184, PG. 513

PROPOSED 10' UTILITY EASEMENT

N/F  
PHILIP O. RICHARDSON  
C&P MAINTENANCE FACILITY  
DB. 225, PG. 205

EXISTING 10' UTILITY EASEMENT

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PHILIP O. RICHARDSON, ET ALS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

PHILIP O. RICHARDSON DATE Aug 10, 1992  
ANDERSON B. SMITH, JR. DATE Aug 6, 1992  
WILLIAM L. PERSON, JR. DATE 8/28/92

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
CITY/COUNTY OF JAMES CITY, I, WILLIAM F. LATON, 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 HAND THIS 28th DAY OF AUGUST, 1992. MY COMMISSION EXPIRES 9/30/95  
*William F. Laton*  
SIGNATURE

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY J.F. PHILLIPS, JR. TO PHILIP O. RICHARDSON, ET ALS DATED APRIL 19, 1967 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 110, PAGE 463.

**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 Aug. 7, 1992  
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 Aug 3, 1992 VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE Aug 10, 1992 VIRGINIA DEPARTMENT OF HEALTH  
DATE 9/22/92 SUBDIVISION AGENT OF JAMES CITY COUNTY

A = 07°17'13"  
R = 1298.24'  
L = 165.11'  
T = 82.67'  
C = 165.00'  
CB = N84°12'08" W

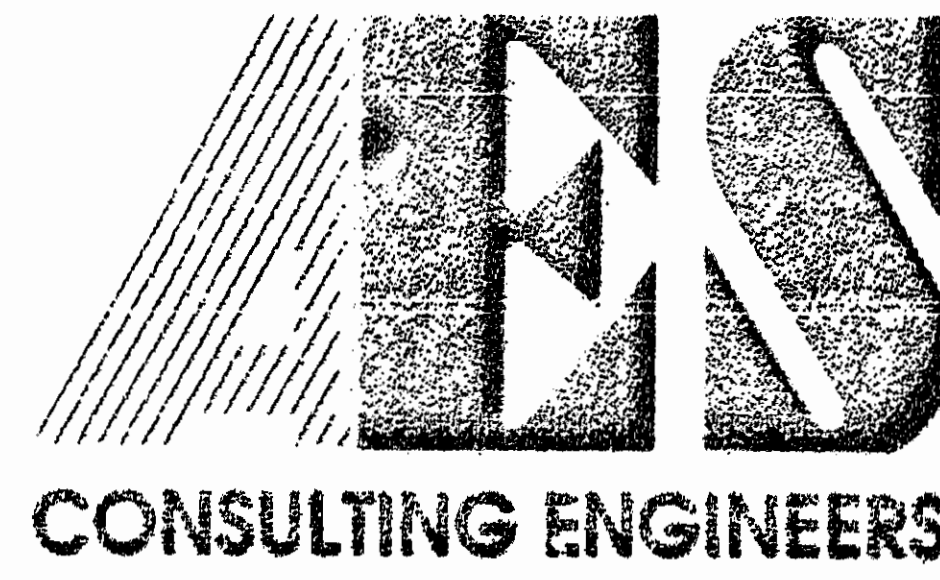
N/F  
C.E. LEWIS  
(38-4)(1-20)  
rec'd 10/14/92

A = 08°25'08"  
R = 1298.24'  
L = 190.76'  
T = 95.55'  
C = 190.59'  
CB = N76°20'58" W

N/F  
J.B. TABB  
(38-4)(1-19)

PLAT RECORDED IN  
F.S. NO. 54 PAGE 36

D.B. No. 585



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

**PLAT OF SUBDIVISION**  
**SHOWING PROPERTY OWNED BY**  
**PHILIP O. RICHARDSON, ET ALS**

BERKELEY DISTRICT      JAMES CITY COUNTY      VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn RMJ
Scale 1"=50'	Date JUNE, 1992
Project No. 7110	
Drawing No. PLAT	