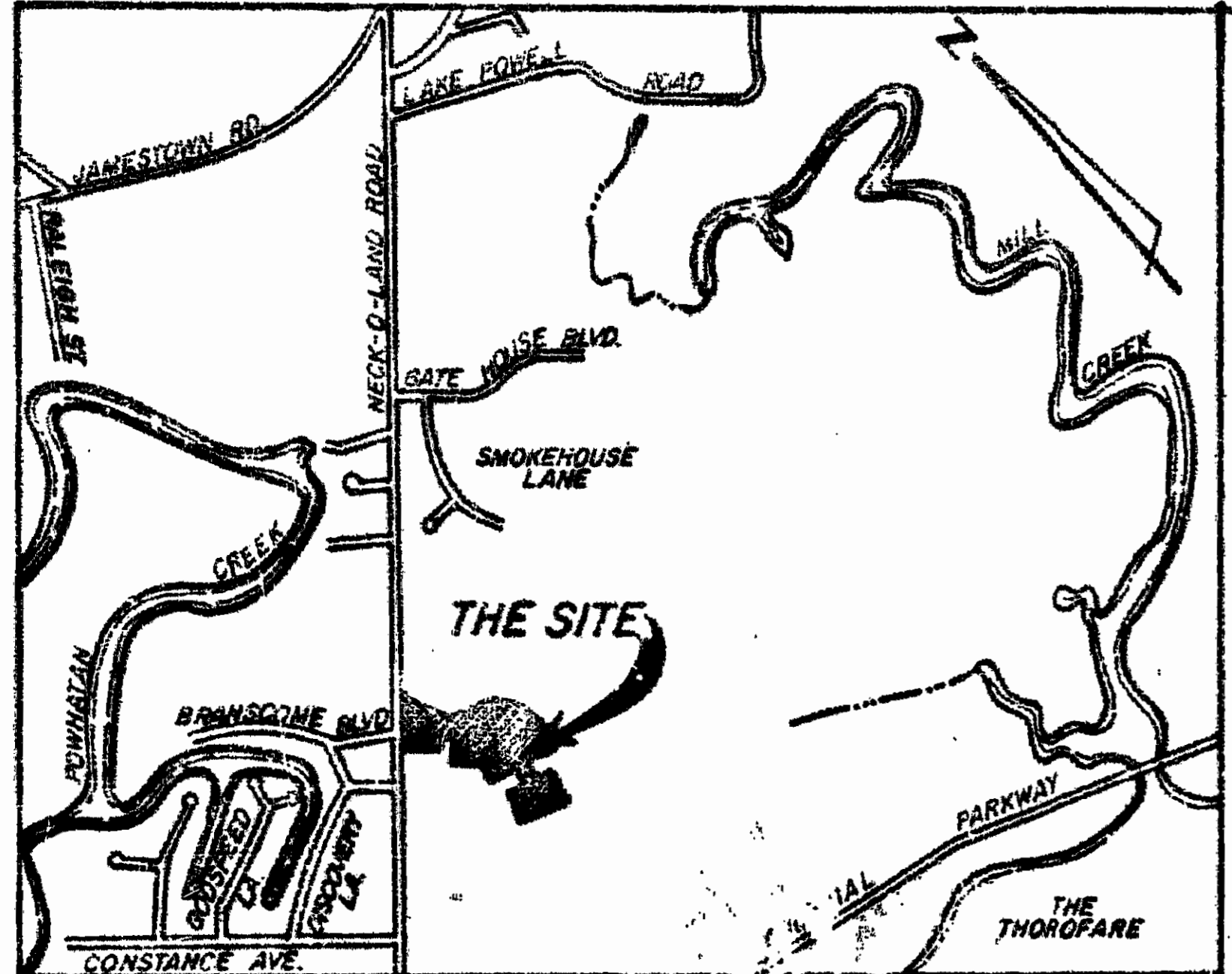


PLAT OF CORRECTION PELEG'S POINT (FORMERLY WILLIAMSBURG GLADE) SECTION ONE JAMESTOWN DISTRICT JAMES CITY COUNTY, VIRGINIA

C.K. TUDOR ENGINEERS, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601

SCALE: 1" = 100' DECEMBER 2, 1992

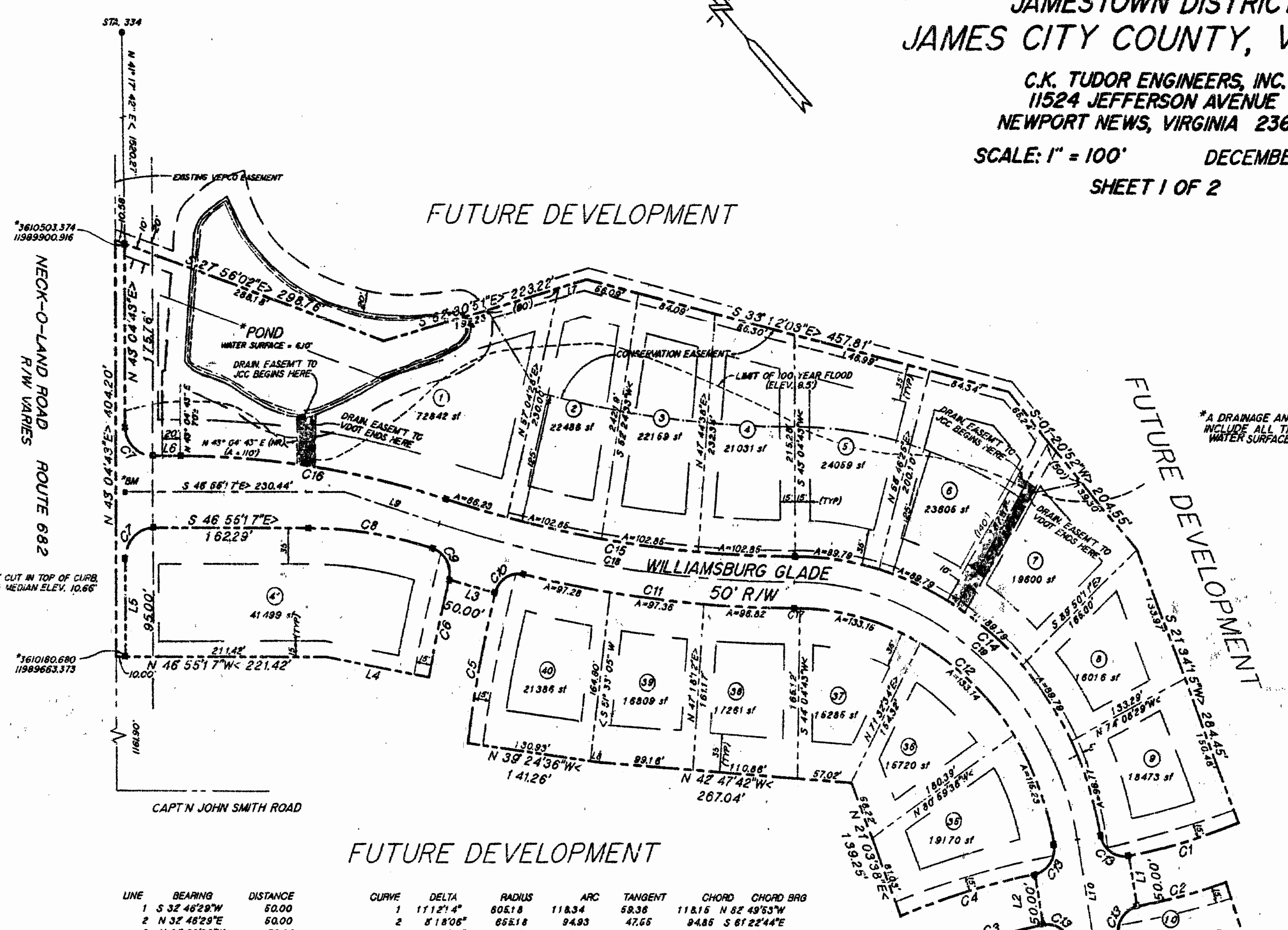
SHEET 1 OF 2



VICINITY MAP SCALE: 1" = 2000'

ELEVATION EQUATION
WILLIAMSBURG GLADE BENCHMARK - 0.29' = JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK (1929 DATUM)

BEARING EQUATION
WILLIAMSBURG GLADE SECTION ONE ROTATED COUNTER-CLOCKWISE 06° 43' 15" = JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK



*A DRAINAGE AND MAINTENANCE EASEMENT FOR EACH POND SHALL INCLUDE ALL THE AREA INSIDE OF A LINE MEASURED 20' FROM THE WATER SURFACE ELEVATION SHOWN UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS WILLIAMSBURG GLADE SECTION ONE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

12/1/92 DATE Richard F. Abbott PRESIDENT
RICHARD F. ABBOTT PRESIDENT
MILL CREEK LANDING, LTD.

12/1/1992 DATE Alvin D. Woods SENIOR VICE PRES.
ALVIN D. WOODS SENIOR VICE PRES.
CENT BANK FOR SAVINGS, FSB

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Brinda K. Hall
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 1st DAY OF December, 1992
MY COMMISSION EXPIRES 4-30-94

Brinda K. Hall
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY REYBOLD HOMES, INC., A DELAWARE CORPORATION, TO MILL CREEK LANDING LTD., A VA. CORPORATION, BY DEED DATED JUNE 19, 1986 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 306, PAGE 709.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

12/9/92 DATE C.K. Tudor RE. & C.L.S.
C.K. TUDOR RE. & C.L.S.

LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	S 32° 48' 29" W	50.00	1	111° 21' 4"	805.18	118.34	58.36	118.15	N 62° 49' 53" W
2	N 32° 48' 29" E	50.00	2	8° 18' 08"	655.18	94.93	47.65	94.85	S 61° 22' 44" E
3	N 32° 03' 39" W	50.00	3	8° 55' 40"	676.00	105.18	52.70	105.07	S 61° 41' 21" E
4	N 36° 39' 14" W	109.71	4	11° 42' 51"	726.00	148.23	74.37	147.97	N 63° 04' 57" W
5	N 45° 04' 43" E	96.00	5	7° 20' 57"	1159.45	148.72	74.48	148.02	N 54° 16' 40" E
6	N 45° 04' 43" E	28.48	6	4° 35' 35"	1209.45	38.95	48.60	98.95	S 55° 38' 12" W
7	S 67° 30' 51" E	30.89	7	90° 00' 00"	30.00	47.12	30.00	45.43	S 38° 25' 18" E
8	N 38° 24' 36" W	10.33	8	17° 00' 00"	449.10	133.25	67.12	132.78	S 14° 00' 32" W
9	S 28° 51' 17" E	105.08	9	87° 51' 24"	25.00	38.34	24.03	34.69	S 14° 00' 32" W
10	S 32° 48' 29" W	100.00	10	87° 51' 24"	25.00	38.33	24.08	34.69	S 14° 00' 32" W
11	S 32° 48' 29" W	100.00	11	12° 43' 02"	1313.13	291.46	146.33	290.98	S 40° 33' 49" E
12	78° 41' 48"		12	78° 41' 48"	277.77	388.38	231.82	356.95	S 07° 04' 23" E
13	90° 00' 00"	25.00	13	90° 00' 00"	25.00	38.27	25.00	35.38	
14	78° 41' 48"	32.77	14	78° 41' 48"	327.77	456.92	273.65	420.04	N 07° 04' 23" W
15	17° 00' 00"	1263.13	15	17° 00' 00"	1263.13	374.78	188.78	373.40	N 38° 25' 17" W
16	17° 00' 00"	956.83	16	17° 00' 00"	956.83	283.90	143.00	282.88	N 38° 25' 17" W
17	100° 00' 00"	277.77	17	100° 00' 00"	277.77	4.85	2.42	4.85	N 48° 25' 09" W
18	17° 00' 00"	1288.13	18	17° 00' 00"	1288.13	382.19	192.61	380.79	S 38° 25' 17" E
19	78° 41' 48"	302.77	19	78° 41' 48"	302.77	421.14	252.89	388.00	S 07° 04' 23" E

ZONE R-1
35' MINIMUM BUILDING SETBACK
15' MINIMUM SIDE YARD
35' MINIMUM REAR YARD

ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER AND SEWER.

CERTIFICATE OF APPROVAL

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

12/15/92 DATE James P. Bowler VIRGINIA DEPARTMENT OF TRANSPORTATION

DEC 17, 1992 DATE James P. Bowler VIRGINIA DEPARTMENT OF HEALTH

3/1/93 DATE William M. ... SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY THIS 1st DAY OF March, 1993, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS

TESTE: Debra Stuard CLERK
PLAT BOOK 57 PAGE 1 & 2

AREA OF DEDICATED R/W 19345 A.
AREA OF LOTS 101297 Ac.
TOTAL AREA 12,0642 Ac.

PLAT RECORDED IN
P.B. NO. 57 PAGE 1-2

2:29 pm
Recorded 11 A Monday, March 1, 1993
B.B. 608 225
Debra Stuard

LEGEND

