

**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

7/13/94 [Signature] DATE NAME

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HENRY S. BRANSCOME AND LAVELLE M. BRANSCOME TO JOHN TYLER INVESTMENT GROUP, LTD. BY DEEDS DATED 1-10-91 AND 6-23-93 AND RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 502, PAGE 119 AND DEED BOOK 626, PAGE 578.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

7-15-94 [Signature] DATE NAME John Tyler Investment Group LTD.

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia COUNTY OF James City I, (PRINT) DIANNE H. McCLANAN, A NOTARY PUBLIC IN AND FOR THE 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 COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 13 DAY OF July 1994. MY COMMISSION EXPIRES October 31, 1996. [Signature] DIANNE H. McCLANAN SIGNATURE

**CERTIFICATE OF APPROVAL**

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

7/15/94 [Signature] DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

Δ = 95° 20' 05"  
R = 25.00'  
L = 41.60'  
T = 27.44'  
C = 36.96'  
CB = N42° 46' 56" W

Δ = 01° 17' 09"  
R = 1,185.92'  
L = 26.61'  
T = 13.37'  
C = 26.61'  
CB = N89° 48' 29" W

Δ = 153° 58' 56"  
R = 145.00'  
L = 389.69'  
T = 627.62'  
C = 282.56'  
CB = N81° 52' 34" E

Δ = 90° 00' 00"  
R = 25.00'  
L = 39.27'  
T = 25.00'  
C = 35.36'  
CB = N45° 50' 11" E

Δ = 05° 07' 56"  
R = 145.00'  
L = 12.99'  
T = 6.50'  
C = 12.98'  
CB = S 01° 43' 43" E

Δ = 16° 50' 08"  
R = 145.00'  
L = 42.60'  
T = 21.46'  
C = 42.45'  
CB = S 12° 42' 45" E

JOHN TYLER HIGHWAY STATE ROUTE 5

VENTURE LANE 50' R/W

PARCEL A 196,669 S.F. ± OR 4.5149 AC. ±

LOT 1 TAX MAP PARCEL (47-1)(13-0-0001) 60,640 S.F. ± OR 1.3921 AC. ±

LOT 5 TAX MAP PARCEL (47-1)(13-0-0005) 74,955 S.F. ± OR 1.7207 AC. ±

LOT 4 TAX MAP PARCEL (47-1)(13-0-0004) 61,074 S.F. ± OR 1.4021 AC. ±

CEMETERY

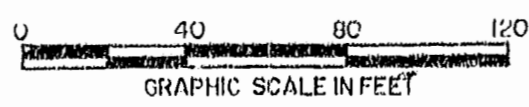
PROPERTY LINE EXTINGUISHMENT PLAT FOR PARCEL A FORMERLY LOT 1, LOT 4, LOT 5 JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK FOR JOHN TYLER INVESTMENT GROUP, LTD.

BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: 7/12/94

STATE OF VIRGINIA, COUNTY OF JAMES CITY IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 17 DAY OF Aug 1994 AS THE LAW DIRECTS

CLERK: [Signature] PLAT BOOK 59 PAGE 82



3:49 pm. Recorded 17 day of Aug 1994 [Signature] Clerk

PLAT RECORDED IN P.B. NO. 59 PAGE 82

L. Angley and McDonald, P.C. Engineers - Surveyors - Planners Landscape Architects - Environmental Consultants VIRGINIA BEACH WILLIAMSBURG

S-56-94