

STATE OF VIRGINIA COUNTY OF JAMES CITY  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE  
 COUNTY OF JAMES CITY THIS 6th DAY OF JUNE  
 1994, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED  
 TO THE RECORD AS THE LAW DIRECTS.

TESTE: ..... CLERK  
 PLAT BOOK ..... 60 ..... PAGE ..... 8-10

# PELEG'S POINT

SECTIONS TWO & THREE  
 JAMESTOWN DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 C. K. TUDOR ENGINEERS, INC.  
 11524 JEFFERSON AVENUE  
 NEWPORT NEWS, VIRGINIA

SCALE: 1"=100' JUNE 6, 1994  
 SHEET 1 OF 3

**OWNER'S CERTIFICATE**  
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS  
 PELEG'S POINT, SECTIONS TWO & THREE, IS WITH THE FREE CONSENT  
 AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,  
 PROPRIETORS AND TRUSTEES.

6/7/94 DATE  
 Richard F. Abbit PRES.  
 HILL CREEK LANDING, LTD.

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF NEWPORT NEWS  
 I, ANTHONY D. BATES  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE  
 AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE  
 NAME IS SIGNED TO THE FOREGOING WRITING HAVE  
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY  
 AFORESAID.  
 GIVEN UNDER MY NAME THIS 7th DAY OF JUNE, 1994,  
 MY COMMISSION EXPIRES JUNE 30, 1995

6/10/94 DATE  
 Alvin D. Woods  
 SENIOR VICE PRES.  
 CENT BANK FOR SAVINGS, FSB

**CERTIFICATE OF NOTARIZATION**  
 STATE OF VIRGINIA  
 CITY/COUNTY OF NEWPORT NEWS  
 I, ANTHONY D. BATES  
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE  
 AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE  
 NAME IS SIGNED TO THE FOREGOING WRITING HAVE  
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY  
 AFORESAID.  
 GIVEN UNDER MY NAME THIS 10th DAY OF JUNE, 1994,  
 MY COMMISSION EXPIRES JUNE 30, 1995

**CERTIFICATE OF SOURCE OF TITLE**  
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY  
 REYBOLD HOMES, INC., A DELAWARE CORPORATION, TO  
 HILL CREEK LANDING, LTD., A VIRGINIA 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.

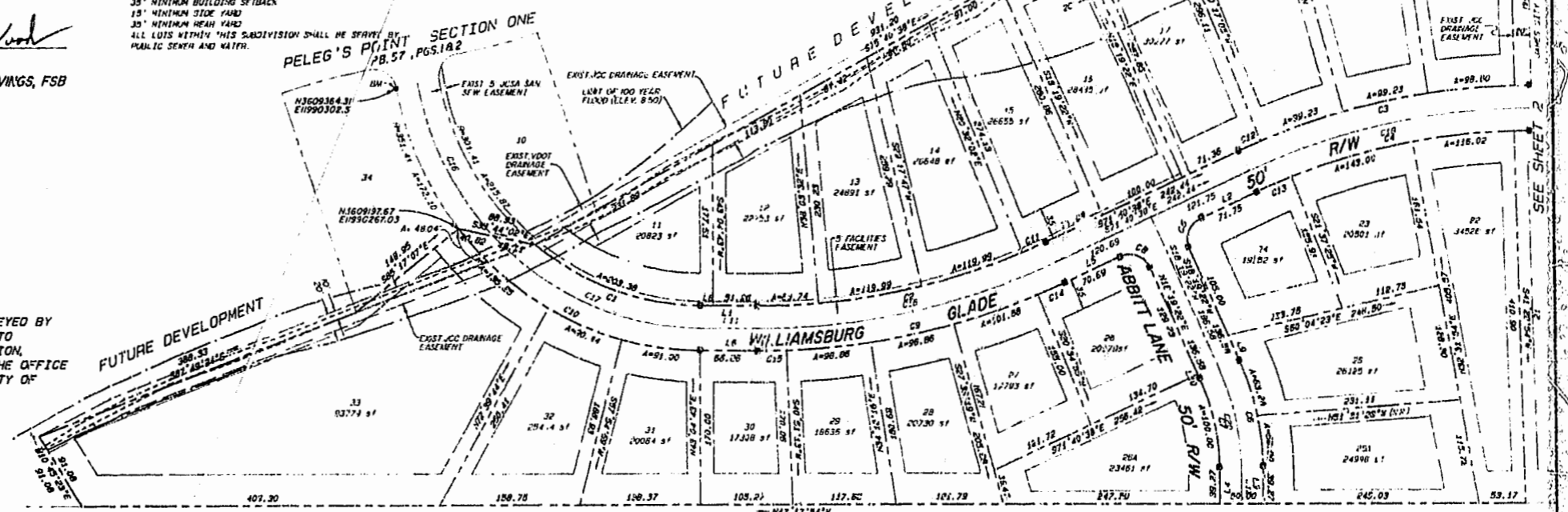
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE  
 REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES  
 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE  
 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

6/6/94 DATE  
 C.K. Tudor P.E. & C.L.S.



No.	Bearing	Radius	Arc Length	Tangent	Chord	No.	Bearing	Length
1	38°39'39"	301.41	203.38	105.73	189.84 57°12'47"	1	S48°55'17"E	86.26
2	24°45'21"	784.60	339.00	172.18	338.37 58°17'58"	2	N71°40'38"W	71.75
3	24°22'44"	801.10	340.86	173.01	338.30 57°42'18"	3	S42°42'06"W	39.27
4	24°22'44"	781.10	319.59	162.21	317.18 60°28'16"W	4	N42°48'06"E	39.27
5	30°01'00"	25.00	39.27	25.00	35.36 63°18'22"W	5	N71°40'38"W	70.69
6	24°22'44"	285.03	121.28	61.57	120.38 53°30'44"W	6	S48°55'17"E	86.26
7	24°22'44"	235.03	100.00	50.77	99.27 53°30'44"W	7	S55°49'41"E	15.59
8	00°50'00"	25.00	39.27	25.00	35.36 63°18'22"W	8	S48°55'17"E	15.00
9	24°45'21"	844.60	360.61	183.18	357.81 57°12'47"	9	N71°40'38"W	31.59
10	31°38'10"	351.41	316.70	170.02	307.08 63°18'22"W	10	N71°40'38"W	7.35
11	2°12'40"	784.60	30.78	15.14	11.28 57°14'18"W	11	S48°55'17"E	86.26
12	1°51'43"	801.10	27.43	13.78	17.43 57°14'18"W	12	S42°42'06"W	19.27
13	3°11'03"	781.10	43.27	21.84	43.27 63°18'22"W			
14	2°15'33"	834.60	32.41	16.21	16.21 63°18'22"W			
15	2°13'30"	834.60	32.41	16.21	16.21 63°18'22"W			
16	32°31'14"	326.41	180.86	98.30	189.25 51°20'50"W			
17	18°10'32"	326.41	285.09	159.14	286.00 59°49'58"W			
18	24°45'21"	809.60	349.00	177.68	347.09 55°12'59"W			
19	24°22'44"	776.10	330.23	167.63	327.72 59°29'16"W			
20	24°22'44"	280.03	110.64	56.17	109.81 53°30'44"W			

**NOTES:**  
 ELEVATION CONTROL  
 PELEG'S POINT BENCHMARK - 0.89' JAMES CITY COUNTY  
 GEODETIC CONTROL NETWORK (1989 DATUM)  
 DESIGNING ELEVATION  
 PELEG'S POINT ROTATED COUNTER-CLOCKWISE 08 43'15" =  
 JAMES CITY COUNTY GEODETIC CONTROL NETWORK  
 ZONED R-1  
 35' MINIMUM BUILDING SETBACK  
 15' MINIMUM SIDE YARD  
 35' MINIMUM REAR YARD  
 ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY  
 PUBLIC SEWER AND WATER.



PAGE LANDING AT JAMESTOWN DB 50 PG 95

**LEGEND**

- CONCRETE MONUMENT
- BUILDING SETBACK LINE
- FACILITIES EASEMENT TRACT DEDICATED TO JAMES CITY SERVICE AUTHORITY
- DRAINAGE EASEMENT RESERVED FOR HILL CREEK LANDING, LTD.

**NOTES:**  
 ALL R/W IS HEREBY DELEGATED TO VDOT  
 VDOT WILL BE RESPONSIBLE FOR STORMWATER  
 DETENTION BASIN OR STRUCTURES.  
 ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY  
 PUBLIC WATER AND SEWER.  
 ZONED R-1  
 35' MINIMUM OUTLETS SETBACK  
 15' MINIMUM SIDE YARD  
 35' MINIMUM REAR YARD  
 AREA OF INDICATED R/W ..... 2,472 AC.  
 AREA OF DTB ..... 23,559 AC.  
 AREA OF OPEN SPACE ..... 28 DURA AC.  
 TOTAL AREA ..... 53.1 AC.

**CERTIFICATE OF APPROVAL**

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

6/20/94 DATE  
 Virginia Department of Transportation

6/15/94 DATE  
 Virginia Department of Health

6/15/94 DATE  
 SUBDIVISION AGENT OF JAMES CITY COUNTY

JOB NO. 93-249 FILE NO. 10-957

