

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.

6/27/94 Stephen Romeo
DATE NAME



CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FIRST COLONY ESTATES, INC. AND DAVID M. MURRAY AND ANNE F. MURRAY TO C. RICHARD DOBSON BUILDERS, INC. BY DEED DATED MARCH 17, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 429, PAGE 23.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BERKELEY'S GREEN, PHASE 6B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDETERMINED OWNERS, PROPRIETORS AND/OR TRUSTEES:

DATE NAME

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
COUNTY OF Newport News

I, (PRINT) Ronald R. Linger, 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 29th DAY OF June, 1994. MY COMMISSION EXPIRES 12/31/97

Ronald R. Linger
SIGNATURE



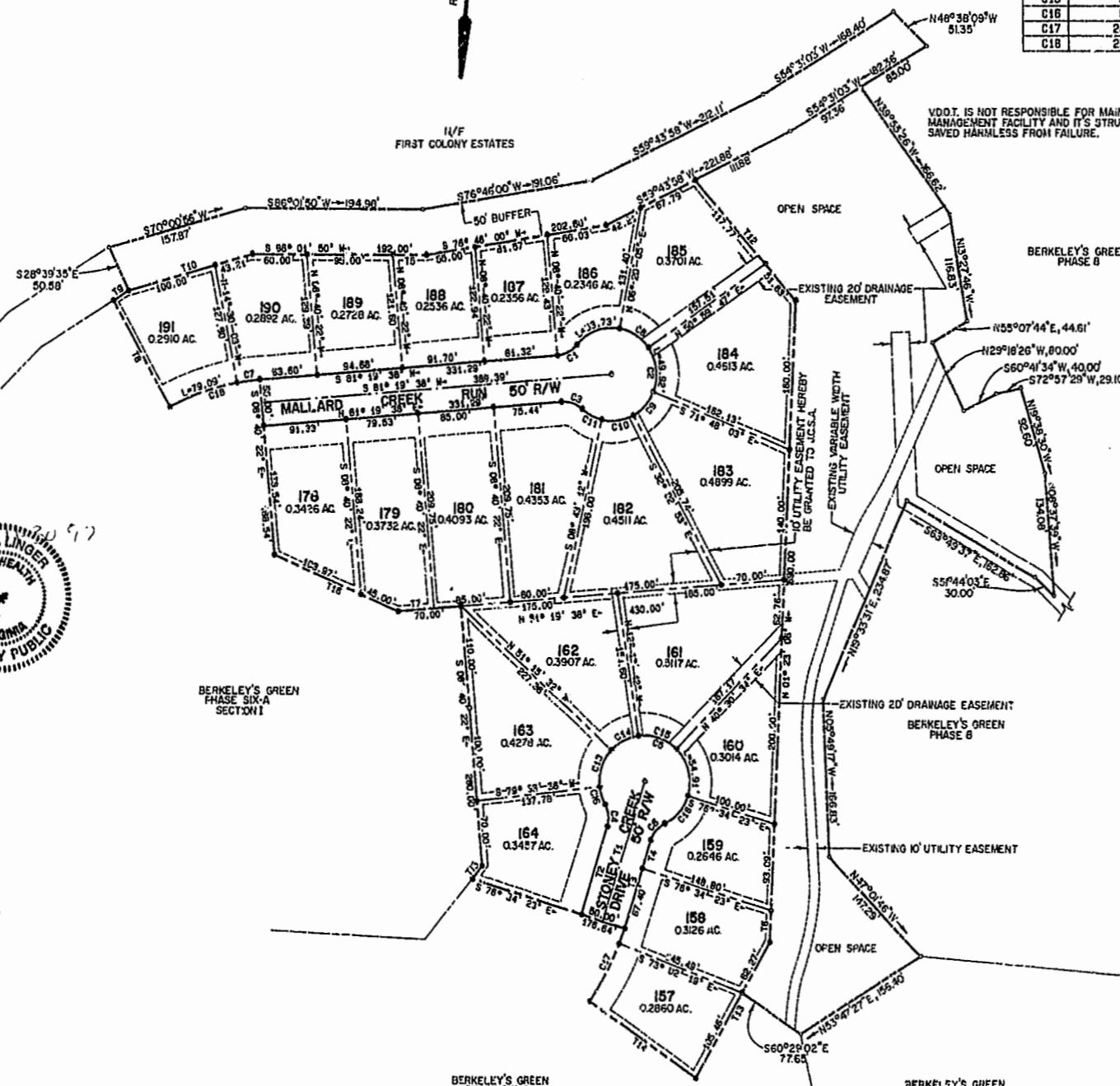
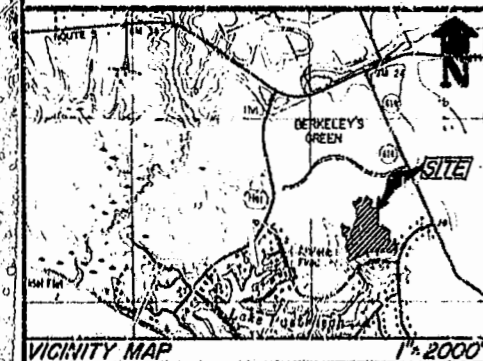
CERTIFICATE OF APPROVAL

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

7/5/94 Michael S. Saylor
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/5/94 Thelma Jordan
DATE VIRGINIA DEPARTMENT OF HEALTH
11/7/94 [Signature]
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

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 10th DAY OF Nov. 1994 AS THE LAW DIRECTS.

CLERK: Kelene Edward
PLAT BOOK: 60 PAGE: 37



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C1	30.00	48° 34' 03"	24.38	23.72	S 89° 02' 37" W	12.81
C2	50.00	273° 08' 06"	238.36	68.78	N 00° 41' 22" W	---
C3	30.00	48° 34' 03"	24.38	23.72	S 78° 39' 20" E	12.81
C4	30.00	48° 34' 03"	24.38	23.72	S 09° 01' 24" E	12.81
C5	50.00	273° 08' 06"	238.36	68.78	N 78° 39' 20" W	---
C6	30.00	48° 34' 03"	24.38	23.72	N 37° 42' 39" E	12.81
C7	252.00	09° 49' 41"	20.63	20.62	S 78° 24' 48" W	12.81
C8	50.00	44° 39' 42"	38.97	38.00	N 61° 20' 04" W	20.04
C9	50.00	39° 45' 10"	34.69	34.00	N 37° 04' 32" E	18.03
C10	50.00	40° 48' 09"	35.58	34.63	S 78° 20' 10" E	18.58
C11	50.00	29° 10' 29"	26.46	26.19	S 56° 41' 33" E	13.01
C12	50.00	22° 42' 01"	19.81	19.68	S 21° 47' 25" E	10.04
C13	50.00	49° 10' 52"	42.92	41.61	S 34° 09' 02" W	22.88
C14	50.00	39° 01' 50"	34.06	33.41	N 53° 15' 23" W	17.72
C15	50.00	52° 44' 16"	45.02	44.41	N 76° 01' 34" E	24.78
C16	50.00	48° 34' 03"	40.84	39.63	N 36° 42' 39" E	21.52
C17	285.00	17° 38' 34"	87.78	87.41	S 22° 14' 04" W	44.23
C18	252.00	23° 48' 34"	104.72	103.97	N 69° 26' 21" E	53.13

LABEL	BEARING	DISTANCE
T1	S 13° 05' 37" W	187.40
T2	S 13° 25' 37" W	99.30
T3	N 13° 25' 37" E	99.30
T4	N 13° 25' 37" E	31.91
T5	S 88° 01' 50" W	37.00
T6	N 01° 23' 08" W	34.14
T7	N 81° 19' 38" E	40.00
T8	S 32° 28' 56" E	129.22
T9	S 52° 38' 54" W	19.69
T10	S 70° 00' 56" W	43.21
T11	S 59° 43' 58" W	110.00
T12	N 44° 36' 08" W	169.60
T13	N 25° 20' 31" E	167.73
T14	S 58° 55' 49" E	143.03
T15	S 34° 06' 46" W	17.70
T16	S 70° 07' 09" E	148.97

AREA BREAKDOWN

NUMBER OF LOTS	= 22
TOTAL LOT AREA	= 77501 ACRES
TOTAL R/W AREA	= 0.8809 ACRES
TOTAL OPEN SPACE AREA	= 3.3888 ACRES
TOTAL BUFFER AREA	= 1.0712 ACRES
TOTAL AREA SUBDIVIDED	= 13.0910 ACRES

- NOTES:
1. THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DEED BOOK 390, PAGE 264, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, JAMES CITY COUNTY, VIRGINIA.
 2. THE SETBACK FROM ALL INTERNAL STREETS SHALL BE A MINIMUM OF 25' SIDE AND REAR YARD SETBACKS SHALL BE A MINIMUM OF 5'.
 3. 5' DRAINAGE EASEMENT LOCATED BOTH SIDES OF ALL SIDE AND REAR PROPERTY LINES HEREBY GRANTED THE HOMEOWNERS ASSOCIATION.
 4. ALL LOTS SERVED BY PUBLIC WATER AND SEWER.
 5. RIGHT-OF-WAYS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC STREET PURPOSES.

PLAT OF
BERKELEY'S GREEN
PHASE 6B
BEING A SUBDIVISION OF PROPERTY OF
C. RICHARD DOBSON BUILDERS, INC.
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 6/17/94 SCALE: 1" = 100'
LANGLEY AND McDONALD, P.C.
ENGINEERS - SURVEYORS - PLANNERS
LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS
VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA

Recorded 10:40 a.m. Nov. 1994
D. B. No. 114 326
William S. ...

