

**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.

5/23/95 Stephen Roman  
DATE NAME



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT HAS 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 UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5/23/95 Steph  
DATE NAME

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
COUNTY OF Newport News  
I, (PRINT) David R. King, 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 30<sup>th</sup> DAY OF May, 1995. MY COMMISSION EXPIRES

David R. King  
SIGNATURE

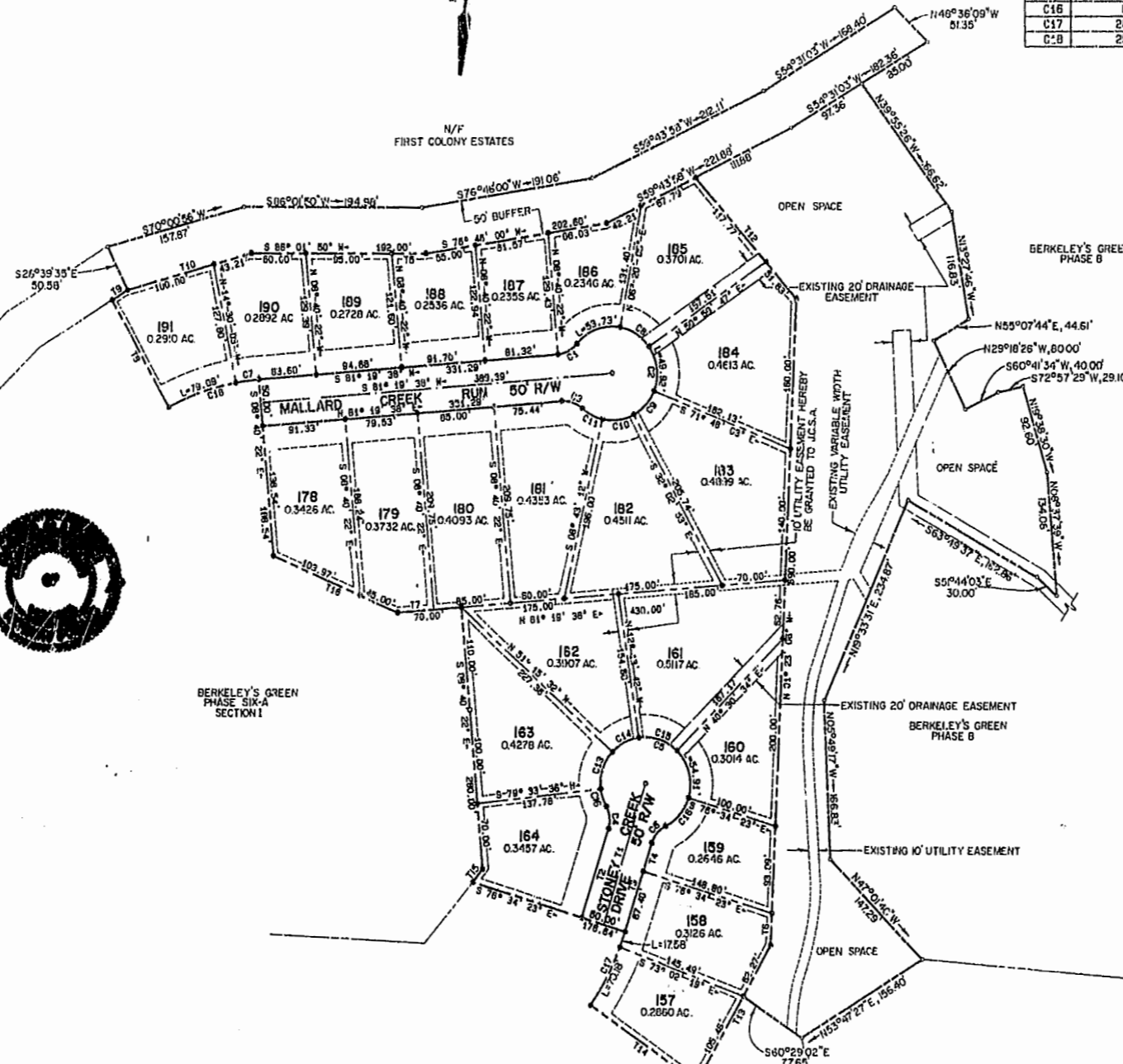
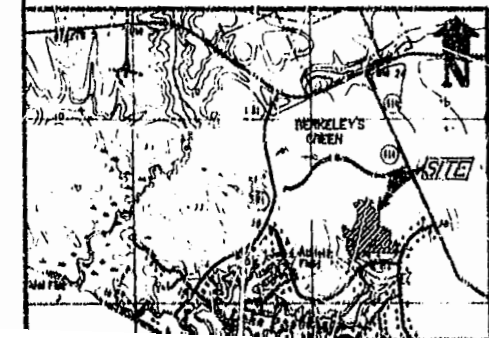
**CERTIFICATE OF APPROVAL**

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

DATE 5/23/95 VIRGINIA DEPARTMENT OF TRANSPORTATION  
DATE 5/23/95 VIRGINIA DEPARTMENT OF HEALTH  
DATE 5/23/95 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 6<sup>th</sup> DAY OF June, 1995 AS THE LAW DIRECTS.

CLERK: William Swain  
PLAT BOOK: 61 PAGE: 92



LABEL	ADIUS	CENTRAL ANGLE	CHORD	BEARING	DISTANCE
C1	30.00	48° 34' 03"	24.38	S 58° 02' 37" W	17.91
C2	50.00	273° 08' 06"	238.36	N 08° 40' 22" W	---
C3	30.00	48° 34' 03"	24.38	S 78° 23' 20" E	12.91
C4	30.00	48° 34' 03"	24.38	S 09° 51' 24" E	12.91
C5	50.00	273° 08' 06"	238.36	N 78° 34' 23" N	---
C6	30.00	48° 34' 03"	24.38	N 36° 42' 34" E	12.91
C7	252.00	05° 49' 41"	25.63	S 78° 24' 41" W	12.93
C8	50.00	44° 39' 42"	38.87	N 01° 20' 04" W	20.94
C9	50.00	39° 45' 10"	34.89	N 39° 14' 32" E	18.58
C10	50.00	40° 40' 05"	35.88	N 71° 10' 10" E	17.58
C11	50.00	29° 10' 29"	25.48	S 68° 41' 33" E	13.01
C12	50.00	22° 42' 01"	19.81	S 21° 47' 25" E	10.04
C13	50.00	49° 10' 52"	42.92	S 14° 01' 03" W	22.88
C14	50.00	39° 01' 50"	34.08	S 08° 16' 23" W	17.72
C15	50.00	52° 44' 18"	44.41	N 75° 11' 34" W	24.73
C16	50.00	46° 34' 03"	40.64	N 38° 42' 39" E	21.82
C17	205.00	17° 38' 34"	67.78	S 22° 11' 54" W	44.23
C18	252.00	23° 48' 34"	104.72	N 69° 25' 21" E	83.13

LABEL	BEARING	DISTANCE
T1	S 13° 25' 37" W	157.40
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 86° 01' 50" W	37.00
T6	N 01° 23' 06" W	24.14
T7	N 81° 19' 30" E	40.00
T8	S 32° 28' 58" E	139.22
T9	S 52° 38' 54" W	19.89
T10	S 70° 00' 56" W	141.21
T11	S 59° 43' 50" W	110.00
T12	N 44° 36' 00" E	169.66
T13	N 25° 20' 31" E	167.73
T14	S 68° 55' 49" E	143.03
T15	S 34° 06' 48" W	17.70
T16	S 70° 07' 09" E	148.97

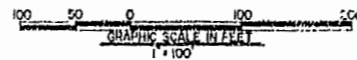
**AREA BREAKDOWN**

NUMBER OF LOTS = 22  
TOTAL LOT AREA = 7.7501 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 HOMEOWNER'S ASSOCIATION.  
4. ALL LOTS SERVED BY PUBLIC WATER AND SEWER.

\*THIS AMENDMENT ADDS FRONTAGE DIMENSIONS FOR LOTS 158 AND 159.

1.40 p.m.  
William Swain  
CLERK



AMENDED 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: 5/23/95 SCALE: 1" = 100'  
LANGLEY AND McDONALD, P.C.  
ENGINEERS - SURVEYORS - PLANNERS  
LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS  
VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA