

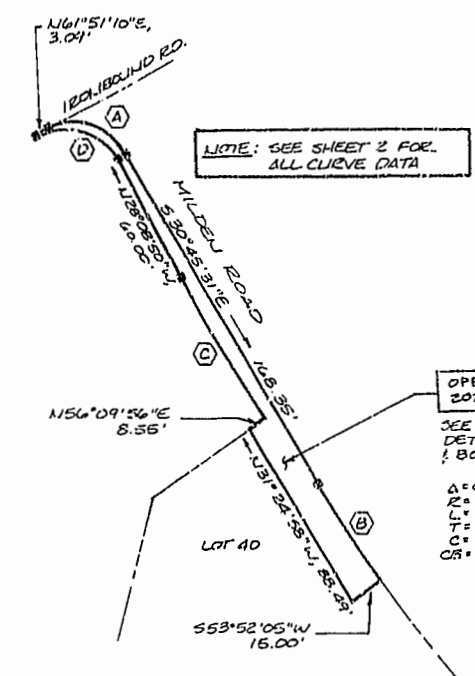
CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
 P. HAN BECKAC TO MEADOWS II LIMITED PARTNERSHIP
 DATED JUNE 24, 1993 AND RECORDED IN THE OFFICE
 OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY
 IN DEED BOOK 627, PAGE 366.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
 THE MEADOWS SECTION IV, PHASE I, IS WITH THE FREE CONSENT AND IN
 ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,
 PROPRIETORS AND OR TRUSTEES.

7-18-95 DATE
 NAME



CERTIFICATE OF INCORPORATION

STATE OF VIRGINIA
 CITY/COUNTY OF James City County, I, Steven D. Wilson
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND COUNTY
 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 HAND
 THIS 10 DAY OF July, 1995, MY COMMISSION
 EXPIRES March 31, 1997.

ENGINEER OR SURVEYOR'S CERTIFICATE

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

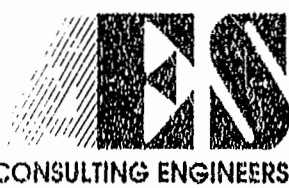
7-18-95 DATE
 G. T. WILSON, JR., C.L.S.

CERTIFICATE OF APPROVAL

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

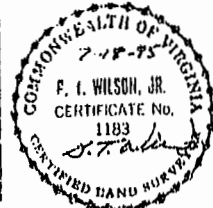
July 31, 1995 DATE
 Virginia Department of Transportation
 July 18, 1995 DATE
 Virginia Department of Health
 DATE
 SUBDIVISION AGRM OF JAMES CITY COUNTY

	AREA TABULATION	S.F.	AC.	% OF SITE
SECTION IV, PHASE I AREA	740,510	17.18	50.82	
FUTURE DEVELOPMENT	508,409	13.01	43.08	
TOTAL AREA	1,314,919	30.19	100.00	
SECTION IV, PHASE I:				
RESIDENTIAL LOTS	550,330	12.63	73.52	40
RIGHT-OF-WAYS	153,320	3.57	20.75	13,750 0.32
OPEN SPACE (INCLUDES GREENBELT BUFFER)	42,854	0.80	5.73	10,950 0.39
				10,333 0.24
TOTAL	748,510	17.18	100.00	2.33 LOTS/ACRE



PLAT RECORDED IN
 P.B. NO. 62, PAGE 73 + 74
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23108
 (804) 253-0040
 Fax (804) 220-8994

PLAT OF SUBDIVISION
THE MEADOWS
 SECTION IV, PHASE I
 OWNER/DEVELOPER: MEADOWS II LIMITED PARTNERSHIP
 BENKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



Recorded	1995	Day of	Sept	1995
D.B. No.	255	Page	296	
No. DATE REVISION / COMMENT. NOTE BY				

Designed	Drawn
SDW	HBJ
Scale	Date
1"=100'	JULY, 1995
Project No.	7820
Drawing No.	1 of 2