

V.D.O.T. IS NOT RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITY AND ITS STRUCTURES AND SHALL BE SAVED HARMLESS FROM FAILURE.

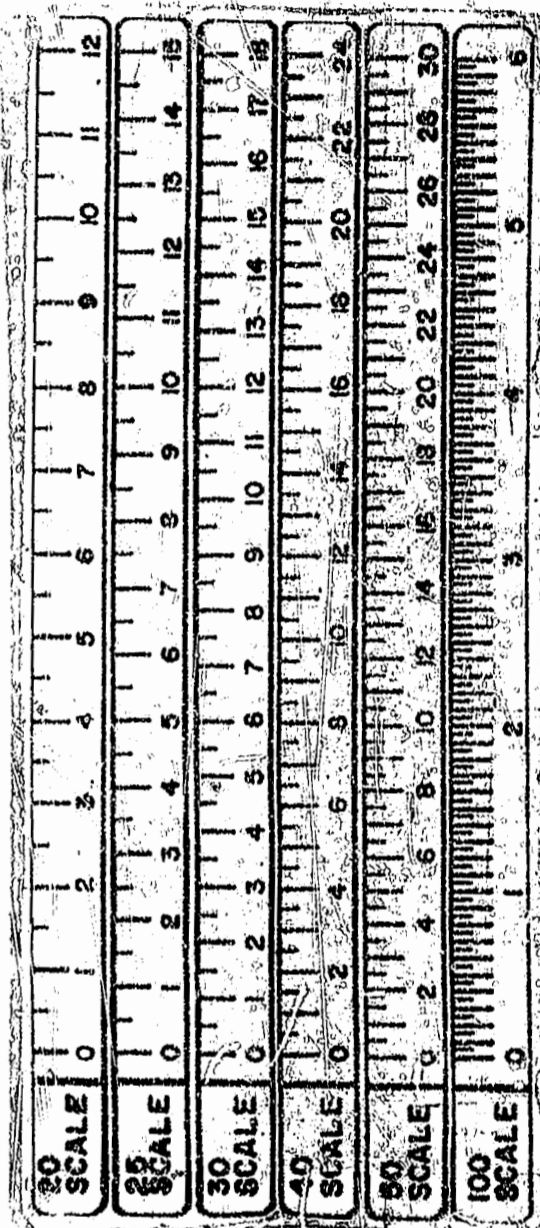
EXISTING VARIABLE WIDTH UTILITY EASEMENT (J.C.S.A.) PLAT BOOK 58, PAGE 61

BERKELEY'S GREEN PHASE 6B PLAT BOOK 60, PG. 37

FIRST COLONY ESTATES

25' FRONT SETBACK (TYPICAL)

- 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 290, PAGE 264, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY.
 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. A 5' DRAINAGE EASEMENT IS LOCATED ON BOTH SIDES OF ALL SP' AND REAR PROPERTY LINES HEREBY GRANTED TO 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.
 6. PROPERTY IS ZONED R-1.
 7. TAX PARCEL (45-2) (1-5).



AREA BREAKDOWN

| | |
|-----------------------|-----------|
| NUMBER OF LOTS | = 33 |
| TOTAL LOT AREA | = 10.3555 |
| TOTAL R/W AREA | = 4.0738 |
| TOTAL OPEN SPACE AREA | = 1.9435 |
| TOTAL SUBDIVIDED AREA | = 16.3728 |



1:00 PM
 10/08/95 18 day of Dec. 1995
 J.B. No. 762 pages 3/40
 [Signature]

PLAT OF
BERKELEY'S GREEN
 PHASE 8
 BEING A SUBDIVISION OF PROPERTY OF
C. RICHARD DOBSON BUILDERS, INC.
 JAMES CITY COUNTY, VIRGINIA
 DATE: AUGUST 16, 1995 SHEET 1 OF 2 SCALE: 1" = 100'
LANGLEY AND McDONALD, P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 LANDSCAPE ARCHITECTS - ENVIRONMENTAL CONSULTANTS
 VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA