

PLAT OF SUBDIVISION AND SANITARY SEWER EASEMENT OF PROPERTY STANDING IN THE NAME OF HENRY S. & LAVELLE M. BRANSCOME TO BE CONVEYED TO JAMES CITY COUNTY BEING A PORTION OF LOT 3, JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK

LOCATED: BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA DATE: DECEMBER 16, 1996 SCALE: 1" = 30'

OWNER'S CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

3-24-97 [Signature] HENRY S. BRANSCOME (DATE)
3/24/97 [Signature] LAVELLE M. BRANSCOME (DATE)

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
CITY-COUNTY OF James City, I, Penny Kemp Smith, A NOTARY PUBLIC IN AND FOR THE CITY-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 CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 24th DAY OF March, 1997. MY COMMISSION EXPIRES 8-31-98. I was originally commissioned as Penny Y. Kemp, Notary Public. Penny Kemp Smith, NOTARY

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.T. ARMISTEAD AND SARAH H. ARMISTEAD TO HENRY S. BRANSCOME AND LAVELLE M. BRANSCOME BY DEED DATED NOVEMBER 8, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 157, PAGE 421; AND BY ROBERT C. WALKER AND LOVIE P. WALKER, FRANCES S. BALDWIN AND FRANK E. BALDWIN TO HENRY S. BRANSCOME AND LAVELLE M. BRANSCOME BY DEED DATED APRIL 12, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 269, PAGE 534.

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.

12-16-96 [Signature] JAMES E. MITCHELL, LAND SURVEYOR (DATE)

CERTIFICATE OF APPROVAL:

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

4/12/97 [Signature] VIRGINIA DEPARTMENT OF TRANSPORTATION (DATE)
5/29/97 [Signature] VIRGINIA DEPARTMENT OF HEALTH (DATE)
6/12/97 [Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY (DATE)

REFERENCES:
PLAT BOOK 53, PAGE 48
PLAT BOOK 48, PAGE 69
PLAT BOOK 43, PAGE 95
VDOT PROJECT NO. 0005-047-105, M-501
VDOT PROJECT NO. 2547-01

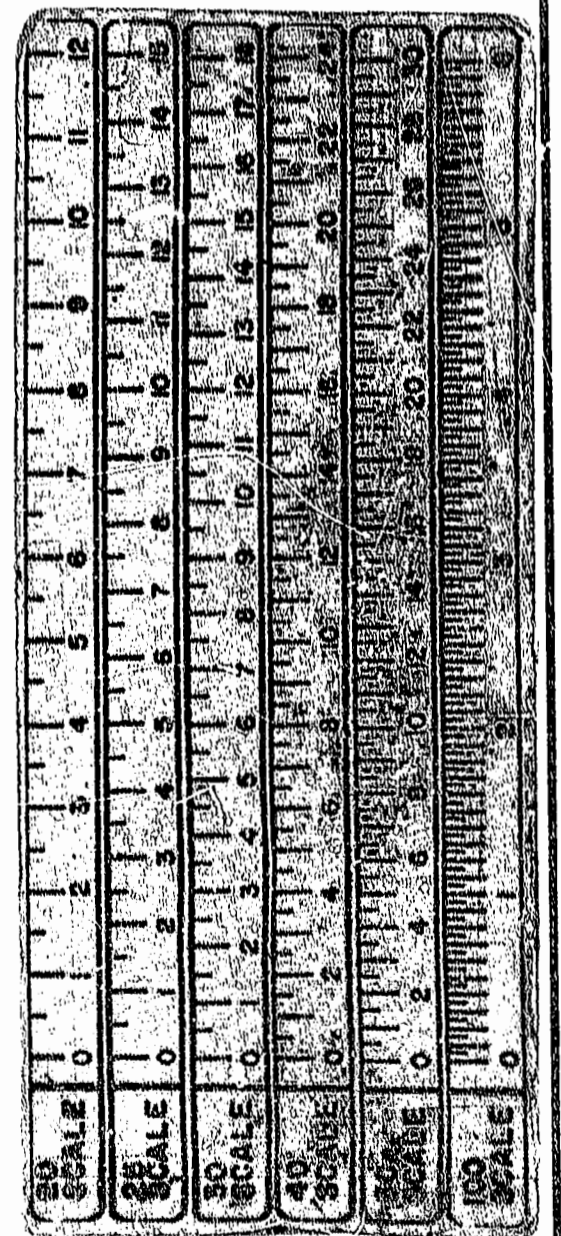
N/F ALAN R. & ANNI K. DALY TAX MAP (47-1)(9-22) DB 403, PG. 555 PB 48, PG. 69

N/F THELMA VAIDEN ALTIZER TAX MAP (47-1)(1-29) DB 196, PG. 308 DB 297, PG. 757

LOT 3 N/F HENRY S. & LAVELLE M. BRANSCOME TAX MAP (47-1)(13-3) AREA (FORMERLY) = 3.668 ACRES +/- (NEW) = 3.222 ACRES +/- DB 394, PG. 792 DB 269, PG. 534 DB 157, PG. 421 PB 53, PG. 48

LOT 3A AREA = 19,414.431 S.F. OR 0.446 ACRES +/-

Table with 2 columns: Curve Number (1, 2, 3) and Curve Data (Delta, Radius, Length, Tan, Chord, C. Bearing).



- GENERAL NOTES:
1. PROPERTY IS ZONED B-1
2. TAX MAP NUMBERS (47-1)(13-3)
3. PROPERTY IS IN FLOOD ZONE "Y" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. PER COMMUNITY PANEL 510201 0045B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; EFFECTIVE DATE: FEBRUARY 6, 1991.
9. BUILDING SETBACKS: FRONT - 50' SIDE - 20' REAR - 20'

Professional seal and signature of James E. Mitchell, Land Surveyor, No. 0014523, dated 12-16-96.

11:29 AM Recorded 13th day of June 1997 DOCUMENT # 970009278 Helene S. Ward, Clerk of Circuit Court

PREPARED BY: MITCHELL-WILSON ASSOCIATES, P.C. CIVIL ENGINEERS & LAND SURVEYORS 720 MAIN STREET, SUITE 112, 2ND FLOOR P.O. BOX 1269 WEST POINT, VIRGINIA 23181 (804) 843-9744