

STATE OF VIRGINIA COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
COUNTY OF JAMES CITY THIS DAY OF
1999, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
TO THE RECORD AS THE LAW DIRECTS.
TESTE: _____ CLERK
PLAT BOOK _____ PAGE _____

PELEG'S POINT

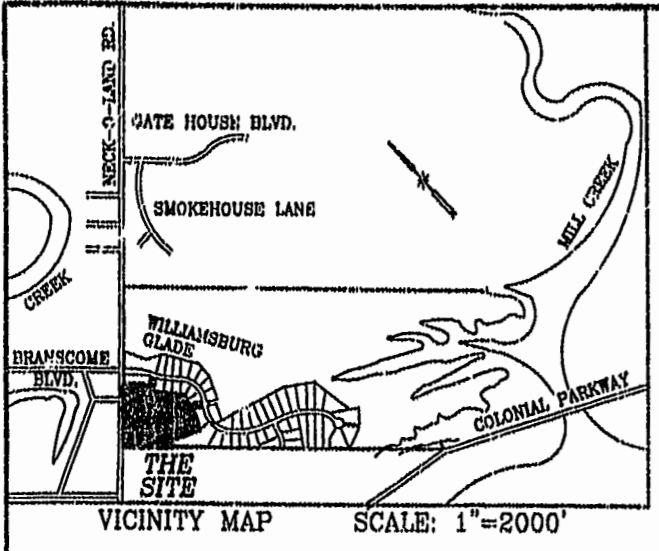
SECTION FOUR

JAMESTOWN DISTRICT

JAMES CITY COUNTY, VIRGINIA

C. K. TUDOR ENGINEERS, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA

SCALE: 1"=100' DATE: JANUARY 11, 1999
SHEET 1 OF 1

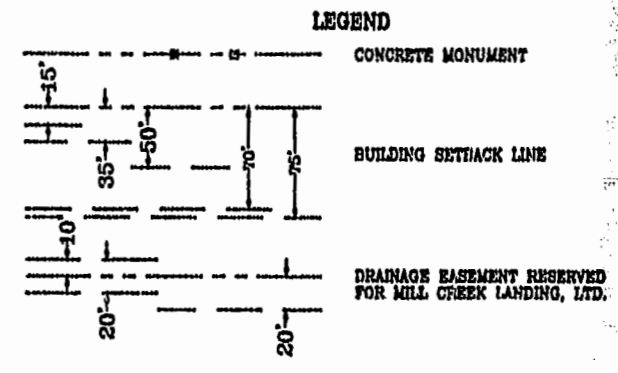
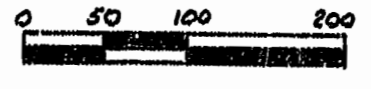
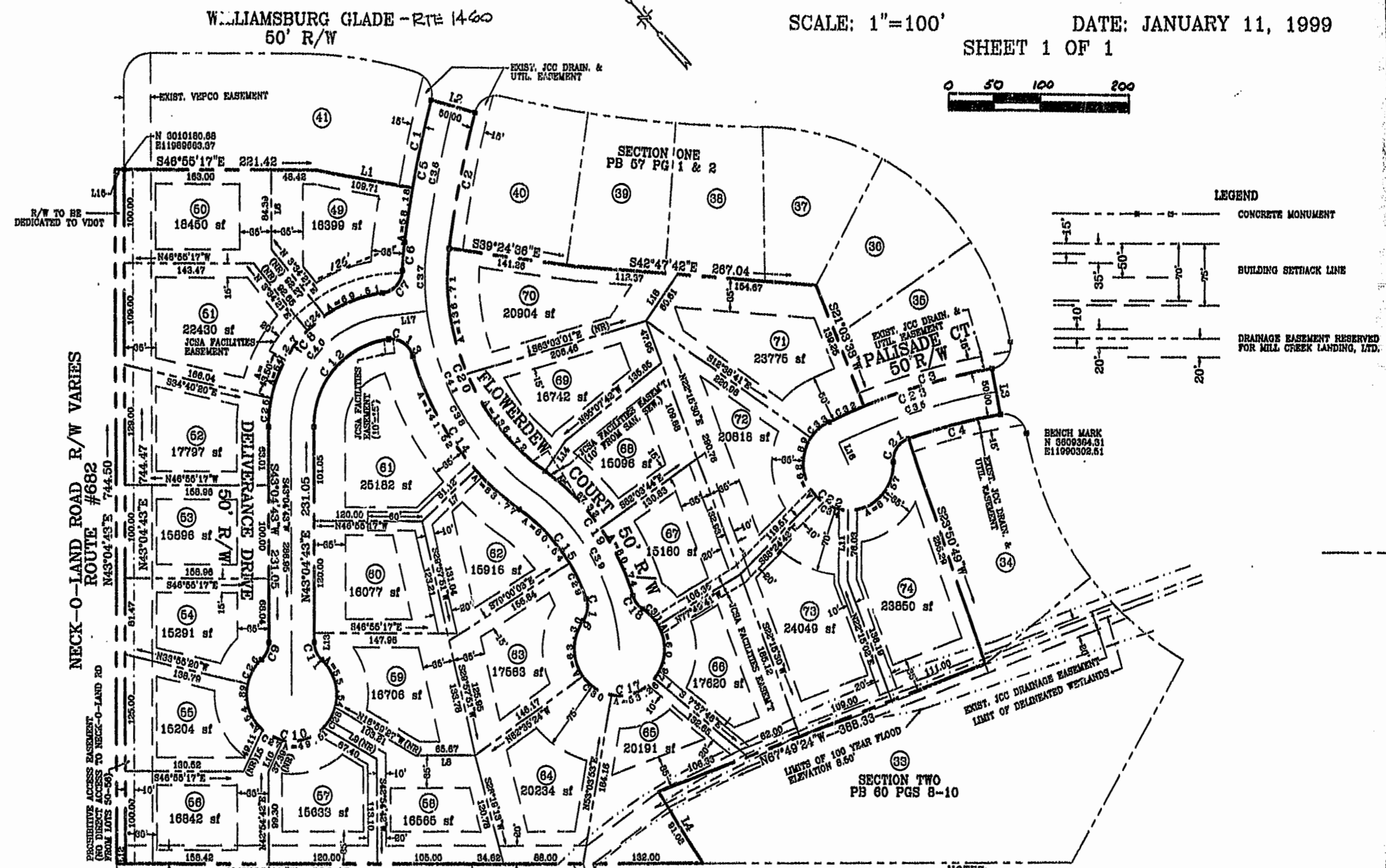
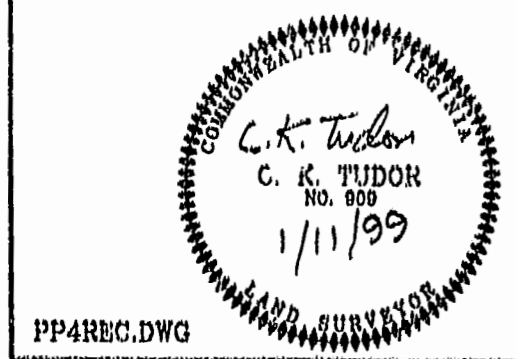


OWNER'S CERTIFICATE
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PELEG'S POINT, SECTION FOUR, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNL. RESIGNED OWNERS, PROPRIETORS, AND TRUSTEES.
1-11-99 DATE
Richard F. Abbott
RICHARD F. ABBOTT PRES.
PELEG'S POINT ASSOCIATES, L.L.C.

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Newport News
I, Erinida K. Hall
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 11th DAY OF January, 1999.
MY COMMISSION EXPIRES 4-30-2002
Erinida K. Hall
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MILL CREEK LANDING, LTD., A VIRGINIA CORPORATION, TO PELEG'S POINT ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY CORPORATION, BY DEED DATED JUNE 16, 1997 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DOCUMENT NO. 970013879, PAGE 342.

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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.
1/11/99 DATE
C.K. Tudor
C.K. TUDOR P.E. & C.L.S.



No.	Delta	Bearing	Length	Angle	Chord
1	4°35'28"	N89°58'10"E	49.60	88.03	88.03
2	7°20'58"	S89°58'10"W	74.40	149.08	149.08
3	11°48'51"	N89°58'10"E	74.40	149.08	149.08
4	5°58'40"	S89°58'10"W	52.70	105.07	105.07
5	7°20'58"	N89°58'10"E	77.07	155.03	155.03
6	7°20'58"	S89°58'10"W	77.07	155.03	155.03
7	01°09'00"	N89°58'10"E	25.00	50.41	50.41
8	02°04'20"	S89°58'10"W	20.00	40.00	40.00
9	40°11'20"	N89°58'10"E	21.03	42.16	42.16
10	27°29'40"	S89°58'10"W	21.03	42.16	42.16
11	46°11'20"	N89°58'10"E	21.03	42.16	42.16
12	09°04'20"	S89°58'10"W	21.03	42.16	42.16
13	01°09'00"	N89°58'10"E	25.00	50.41	50.41
14	02°04'20"	S89°58'10"W	20.00	40.00	40.00
15	05°10'31"	N89°58'10"E	20.00	40.00	40.00
16	05°47'40"	S89°58'10"W	24.70	49.38	49.38
17	27°29'40"	N89°58'10"E	21.03	42.16	42.16
18	40°11'20"	S89°58'10"W	21.03	42.16	42.16
19	49°05'40"	N89°58'10"E	25.00	50.41	50.41
20	08°01'01"	S89°58'10"W	25.00	50.41	50.41
21	08°01'01"	N89°58'10"E	25.00	50.41	50.41
22	24°29'20"	S89°58'10"W	25.00	50.41	50.41
23	10°08'00"	N89°58'10"E	25.00	50.41	50.41
24	09°05'27"	S89°58'10"W	25.00	50.41	50.41
25	12°14'29"	N89°58'10"E	31.00	62.00	62.00
26	00°11'20"	S89°58'10"W	25.00	50.41	50.41
27	00°07'10"	N89°58'10"E	20.00	40.00	40.00
28	00°07'10"	S89°58'10"W	20.00	40.00	40.00
29	12°09'00"	N89°58'10"E	20.00	40.00	40.00
30	44°20'40"	S89°58'10"W	20.00	40.00	40.00
31	00°00'00"	N89°58'10"E	20.00	40.00	40.00
32	00°00'00"	S89°58'10"W	20.00	40.00	40.00
33	00°00'00"	N89°58'10"E	20.00	40.00	40.00
34	00°00'00"	S89°58'10"W	20.00	40.00	40.00
35	00°00'00"	N89°58'10"E	20.00	40.00	40.00
36	00°00'00"	S89°58'10"W	20.00	40.00	40.00
37	00°00'00"	N89°58'10"E	20.00	40.00	40.00
38	00°00'00"	S89°58'10"W	20.00	40.00	40.00
39	00°00'00"	N89°58'10"E	20.00	40.00	40.00
40	00°00'00"	S89°58'10"W	20.00	40.00	40.00
41	00°00'00"	N89°58'10"E	20.00	40.00	40.00

No.	Direction	Length	Chord
1	S30°09'14"W	109.71	109.71
2	S30°03'39"E	50.00	50.00
3	S30°40'04"E	50.00	50.00
4	S10°40'23"W	51.08	51.08
5	N89°41'47"E (NR)	49.11	49.11
6	N43°04'43"E	54.39	54.39
7	N89°58'10"E	51.12	51.12
8	N47°17'54"W	55.67	55.67
9	S10°59'27"E (NR)	67.40	67.40
10	N69°41'47"E (NR)	97.59	97.59
11	N49°41'40"E (NR)	76.93	76.93
12	N47°00'18"W	10.00	10.00
13	N49°04'43"E	10.00	10.00
14	S77°30'51"W	99.59	99.59
15	S42°55'16"W	10.00	10.00
16	S17°43'03"W	85.00	85.00
17	S54°00'07"W	48.19	48.19
18	N77°00'01"E	66.61	66.61

NOTES:
ELEVATION EQUATION: PELEG'S POINT BENCHMARK - 0.29' = JAMES CITY COUNTY GEODETIC CONTROL NETWORK (1929 DATUM)
BEARING EQUATION: PELEG'S POINT ROTATED COUNTER-CLOCKWISE 08°43'16" = JAMES CITY COUNTY GEODETIC GROUND CONTROL NETWORK ZONED R-1
35' MINIMUM BUILDING SETBACK
15' MINIMUM SIDE YARD
35' MINIMUM REAR YARD
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER AND WATER.
ALL RIGHT-OF-WAY HEREBY DEDICATED TO VDOT.
BENCHMARK: TOP OF CONCRETE MONUMENT @ POINT OF REVERSE CURVATURE, PELEG'S POINT, SECTION ONE, LOT 34 ELEV. = 12.24'

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
1/14/99 DATE
Charles E. Elliot
VIRGINIA DEPARTMENT OF TRANSPORTATION
DATE
N/A
VIRGINIA DEPARTMENT OF HEALTH
DATE
Walter
SUBDIVISION AGENT OF JAMES CITY COUNTY
JOB NO. 96-086 FILE NO. 10-959

