

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF HOWARD C. McDERMITT AND WAS ACQUIRED FROM HOWARD C. & LINDA G. McDERMITT BY DEED DATED JANUARY 18, 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COUNTY OF JAMES CITY, VIRGINIA IN DEED BOOK 512, PAGE 335.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT AND RIGHT OF WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Howard C. McDermitt 8-26-99
HOWARD C. McDERMITT DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

Deborah Martin Hunt A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 26th DAY OF August, 1998.

MY COMMISSION EXPIRES 01-22-03

Deborah Martin Hunt
NOTARY PUBLIC

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF THE ROUTE 5 TRANSPORTATION IMPROVEMENT DISTRICT AND WAS ACQUIRED FROM PETER H. MICALÉ AND JOSEPHINE A. MICALÉ BY LAND RECORD DATED JANUARY 18, 1991 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #970000492

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT AND RIGHT OF WAY DEDICATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

John T. P. Howe SECRETARY
FOR THE ROUTE 5 TRANSPORTATION IMPROVEMENT DISTRICT TITLE
8/23/99 DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF James City, TO-WIT:

Mary A. Cashe A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 23 DAY OF August, 1999.

MY COMMISSION EXPIRES August 21, 2000

Mary A. Cashe
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

Ronald W. Eads 4-29-99
RONALD W. EADS, L.S. #001948 DATE

CERTIFICATE OF APPROVAL

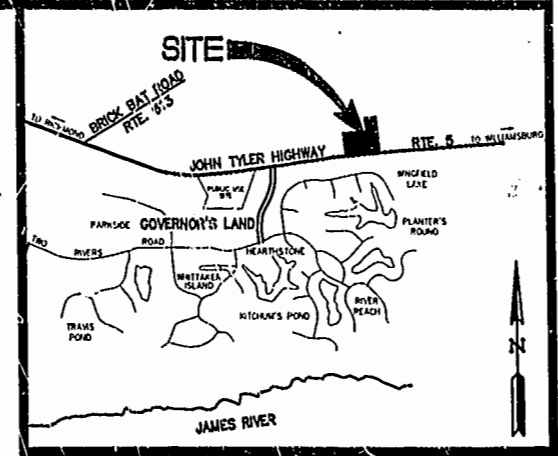
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature]
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

[Signature]
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES

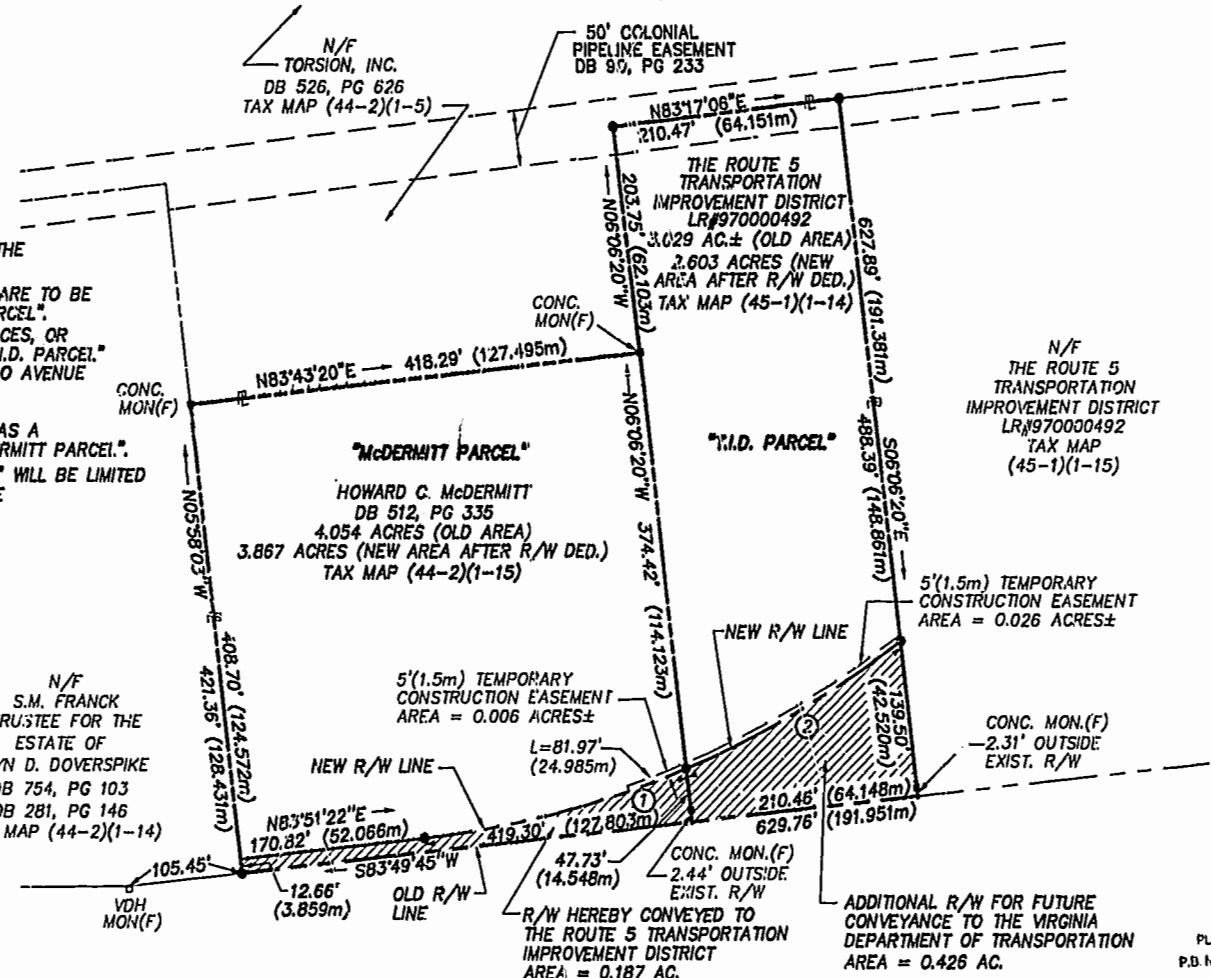
- PROPERTY ADDRESSES:
TAX MAP (44-2)(1-15): 2792 JOHN TYLER MEMORIAL HIGHWAY
TAX MAP (45-1)(1-14): 2802 JOHN TYLER MEMORIAL HIGHWAY
- THE PROPERTY SHOWN ON THIS PLAT IS CURRENTLY ZONED A-1 (GENERAL AGRICULTURAL DISTRICT).
- BUILDING SETBACK REQUIREMENTS:
FRONT 50' (PARCEL AREA UNDER 3 ACRES)
75' (PARCEL AREA OVER 3 ACRES)
SIDE 15'
REAR 35'
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201-0030B DATED FEBRUARY 6, 1991.
- TEMPORARY CONSTRUCTION EASEMENTS TO BE ABANDONED UPON COMPLETION OF PROJECT.



VICINITY MAP
SCALE 1"=2000'

NOTES: (RESTRICTIONS APPLYING TO THE "T.I.D. PARCEL" ONLY)

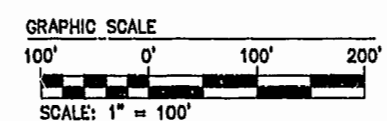
- NO DWELLING UNIT(S) OF ANY KIND ARE TO BE PLACED OR KEPT ON THE "T.I.D. PARCEL".
- NO STRUCTURE, ROADWAYS, ENTRANCES, OR CLEARING SHALL OCCUR ON THE "T.I.D. PARCEL" WITHIN 200 FEET OF THE MONTICELLO AVENUE RIGHT-OF-WAY OR JOHN TYLER MEMORIAL HIGHWAY RIGHT-OF-WAY.
- THE "T.I.D. PARCEL" SHALL REMAIN AS A SEPARATE PARCEL FROM THE "McDERMITT PARCEL".
- ANY ACCESS TO THE "T.I.D. PARCEL" WILL BE LIMITED TO THE SINGLE ENTRANCE FROM THE "McDERMITT PARCEL".



CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	16°11'25"	891.11'	271.611m	251.81'	76.752m	126.75' 38.633m 250.97' 76.496m S75°46'42"W
2	14°48'36"	891.11'	271.611m	230.34'	70.208m	115.81' 35.299m 229.70' 70.013m S60°16'42"W

JOHN TYLER MEMORIAL HIGHWAY
STATE ROUTE 5
VARIABLE WIDTH R/W
VDOT PROJECT #794D



KON 05.07.99 \8711\001 SURVEY PLATS\8711\0501.DWG

PLAT SHOWING BOUNDARY LINE ADJUSTMENT, PROPERTY LINE EXTINGUISHMENT AND RIGHT OF WAY DEDICATION OF THE PROPERTIES OWNED BY **HOWARD C. McDERMITT** AND **THE ROUTE 5 TRANSPORTATION IMPROVEMENT DISTRICT**
BERKLEY DISTRICT COUNTY OF JAMES CITY VIRGINIA

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed VMB Drawn KOM
Scale 1"=100' Date 4/29/99
Project No. 8711-00
Drawing No. 1 OF 1