BEARING S67'19'00"E

NORTHGATE ASSOCIATES PROPERTY CITY OF WILLIAMSBURG, VIRGINIA

SCALE : 1"= 60'

SURVE

PLAT RECORDED IN

P.B. NO. 75 PAGE _67

NOVEMBER 24, 1999

HORTON & DODD, P.C.

SURVEYORS, ENGINEERS & PLANIFERS CHESAPEAKE, VIRGINIA

(757) 487-4535

DELTA

90'00'00"

CURVE TABLE

TANGENT

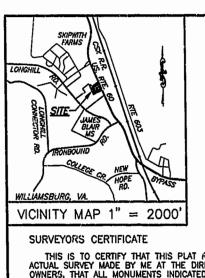
15.00

CHORD

21,20

NOW OR FORMERLY

"DENNY'S RESTAURANT"



A 5' UTILITY EASEMENT UNLESS A GREATER WIDTH IS SPECIFIED IS RESERVED ALONG AND ADJACENT TO ALL REAR AND SIDE PROPERTY LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

THIS SITE IS PRESENTLY ZONED _ SMALL CIRCLES "O" DEPOTES IRON PIN MARKERS, UNLESS NOTED OTHERWISE. SMALL CIRCLES "D' D'ÉNOTE IRON PIN IN CONCRETE MONUMENT. CITY OF WILLIAMSBURG SEWER SERVICE_IS___ AVAILABLE ON THIS SITE.
THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION __IS__ ABOVE THE 100 YEAR FLOOD ZONE.

THE AREA FACOMPASSED BY THIS PLAT CONTAINS 2.3020 AC. OR 100.274 SQUARE FEET.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF CHAPTER 25 OF THE SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

SOURCE OF TITLE AND LAST PLACE OF RECORD.

W97-000876

CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA

//JOHN G. HORTON, LS. #1422

OWNERS CERTIFICATE

THIS PLAT OF PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

OWNER: 2. Profession

LOUIS J. PROFUMO, SENIOR VICE PRESIDENT OF AVADO BRANDS, INC. (A/K/A APPLE SOUTH, INC., A GEORGIA CORPORATION)

STATE OF GEORGA

COUNTY OF Morgan

ROSS Glenda . A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING REARING DATE ON THE 30th DAY OF NAVEMBER 1, 199 , HAS A SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GYEN UNDER MY HAND THIS 30th DAY OF NOT NAME OF NAME _ , HAS ACKNOWLEDGED THE

August

MY COMMISSION EXPIRES ON

NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.



AGENT OR REPRESENTATIVE OF GOVERNING BODY

REFERENCES: D.B. 65 PG. 52 (JAMES CITY CO.) PLAT BOOK 21, PAGE 16 PLAT BOOK 64, PAGE 3 DEED BOOK 75, PAGE 530 PLAT BOOK 67, PAGE 14 & 15 AREA PARCEL B-1 B-2 TOTAL AND 98-0953 RESPECTIVELY.

SECTION 2 PARCEL 1 HOWARD JOHNSONS COMPANY D.B.41 PG.467 SECTION 1 PARCEL 2 P.B.19 PG.34 D.B.41 PG.467 ZONED B2 P.B.19 PG.34 (VARIABLE R/W) ZONED B2 -EXISTING 15' UTILITY EASEME.NT P.B. 64 PG. 3 4.69' N67'41'00"E 190,00 S22'19'00"E VARIABLE : MENT & 15) (A.C) 20.00 352.10 R⇒15.00 L:=23.55 N67'41'00"E PARCEL 1 & PARCEL 2 - P.B. 21 PG. 3 JAMES CITY CO.)
PORTION OF PARCEL 1 P.B. 19 PG. 34
0.396 ACRE PARCEL D.B. 75 PG. 530 (JAMES CITY CO.) PRIVATE 24' INGRESS 22.00<u>F</u> ROAD EGRESS EASEMENT PARCEL B-2 PARCEL D EXISTING 1 UTUTY (P.B. 67, F 10.00 PARCEL B S15 (P.B.67, P. 14 & 15) RICHMOND ZONED B2 N74'38'00"E 212.57 €. EXISTING 24' INGRESS/ 16.5 EGRESS EASEMENT 163.43 N74'38'00"E B-1 (P.B. 67, P. 14 & 15) PRIVATE 24' INGRESS EXISTING 10' UTILITY EASEMENT EGRESS EASEMENT TABLE 12,0 8 (P.B. 67, P. 14 & 15) LOT AREA EXISTING 20' & VARIABLE
UTILITY EASEMENT DRAINAGE 10°, OP.B. 67°, P. ROUTE 56,178 SQ. FT. | 1,2897 AC 44,096 SQ. FT. 1.0123 AC 215 (P.B. 67, P. 14 & 20' PRIVATE UTILITY EASEMENT 100,274 SQ. FT. | 2.3020 AC IN FAVOR OF PARCEL B-2 PEDESTRIAN EASEMENT (P.B. 67, P. 14 & 15) S 10.00 S74°38'00"W П. 216.64 15.00 S74'38'00"W EXISTING 20' & VARIABLE UTILITY EASEMENT 15.00 -10.00' (P.B. 67, P. 14 & 15) EXISTING 50' INGRESS EXISTING 10' UTILITY EASEMENT SIGN (P.B. 67, P. 14 & 15) EGRESS EASEMENT PARCEL (P.B. 67, P. 14 & 15) (P.B.67, P. 14 & 15) - EXISTING 5' 되 ZONED B2 PEDESTRIAN EASEMENT (P.B. 67, P. 14 & 15) PARCEL DRILL HOLE OWNER RESERVES IN FAVOR OF PARCEL B-2 FOUND (P.B.67, P. 14 & 15) SUCH NON-EXCLUSIVE PERPETUAL EASEMENTS ZONED B2 AND RIGHTS-OF-WAY FOR UNDERGROUND UTILITY IFKINEOUND ROAD LINES AND RELATED FACILITIES AND FOR UNDER-GROUND DRAINAGE PURPOSES IN, OVER AND UNDER 12:22 PM MANAGE OF THE ANY AREA DESIGNATED AS AN EXISTING EASEMENT, SUEDIVISION WEALTH OA PRIVATE STREET OR RIGHT--OF-WAY APPEARING ON THIS PLAT. SEF. DECLARATION OF COVENANTS Holer 5: Total PAFICEL B EASEMENTS AND RESTRICTIONS INSTRUMENTS DATED JANUARY 16, 1998 AND AMENDMENT DATED AUGUST SUBDIVISION 26, 1998, RECORCED AS INSTRUMENT NOS. 98-0087

RADIUS

15.00

NOW OR FORMERLY

CURVE

GRAPHIC SCALE

1" = 60'

LENGTH

23.56

W.O. 15712\SUBD.DWG (MLW)(GAK)

F.B. 134, P. 15, 37 & 38; F.B. 150, P. 45 & 46

27, 2002

SHEET 1 OF 1