

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.

SIGNATURE *Douglas E. White* DOUGLAS E. WHITE, LS NO. 1035 DATE 4-20-01

OWNER'S CERTIFICATE:

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. BLAIR-WYATT ASSOCIATES, L.L.C.:

BY: *Kimber A. Smith* 4/30/01
SIGNATURE DATE

NAME PRINTED *Kimber A. Smith*

BY: *Abra N. Smith* 4/30/01
SIGNATURE DATE

NAME PRINTED *Abra N. Smith*

BY: *Carol R. Smith* 4/30/01
SIGNATURE DATE

NAME PRINTED *CAROL R. SMITH*

BY: *Judie J. Smith* 4/30/01
SIGNATURE DATE

NAME PRINTED *Judie J. Smith*

BY: *Judie J. Smith* 4/30/01
SIGNATURE DATE

NAME PRINTED *Judie J. Smith*

CERTIFICATE OF NOTARIZATION:

STATE OF *Virginia*

CITY/COUNTY OF *Williamsburg*

I, *Anita Saunders* 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 30th DAY OF *April*, 2001. MY COMMISSION EXPIRES 8/31/01

Anita Saunders (SIGNATURE)

THE OLD POINT NATIONAL BANK OF PHOEBUS:

BY: *Jeff Sandford* 5/8/01
SIGNATURE DATE

NAME PRINTED *JEFF SANDFORD*

CERTIFICATE OF NOTARIZATION:

STATE OF *Virginia*

CITY/COUNTY OF *Hampton*

I, *Carman R. Chappell* 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 8 DAY OF *May*, 2001. MY COMMISSION EXPIRES 8/31/02

Carman R. Chappell (SIGNATURE)

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY CMM PROPERTIES, L.L.C. TO BLAIR WYATT ASSOC. AND THE OLD POINT NATIONAL BANK OF PHOEBUS BY DEED DATED 05/11/00 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY AS INSTRUMENT NUMBER 000009254.

CERTIFICATE OF APPROVAL:

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

4/5/01 *Paul L. Das*
DATE SIGNATURE VIRGINIA DEPARTMENT OF TRANSPORTATION

5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY

4/5/01 *Paul L. Das*
DATE SIGNATURE VIRGINIA DEPARTMENT OF TRANSPORTATION

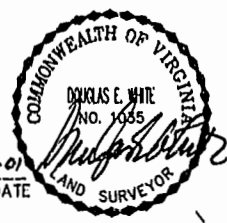
5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY

5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY

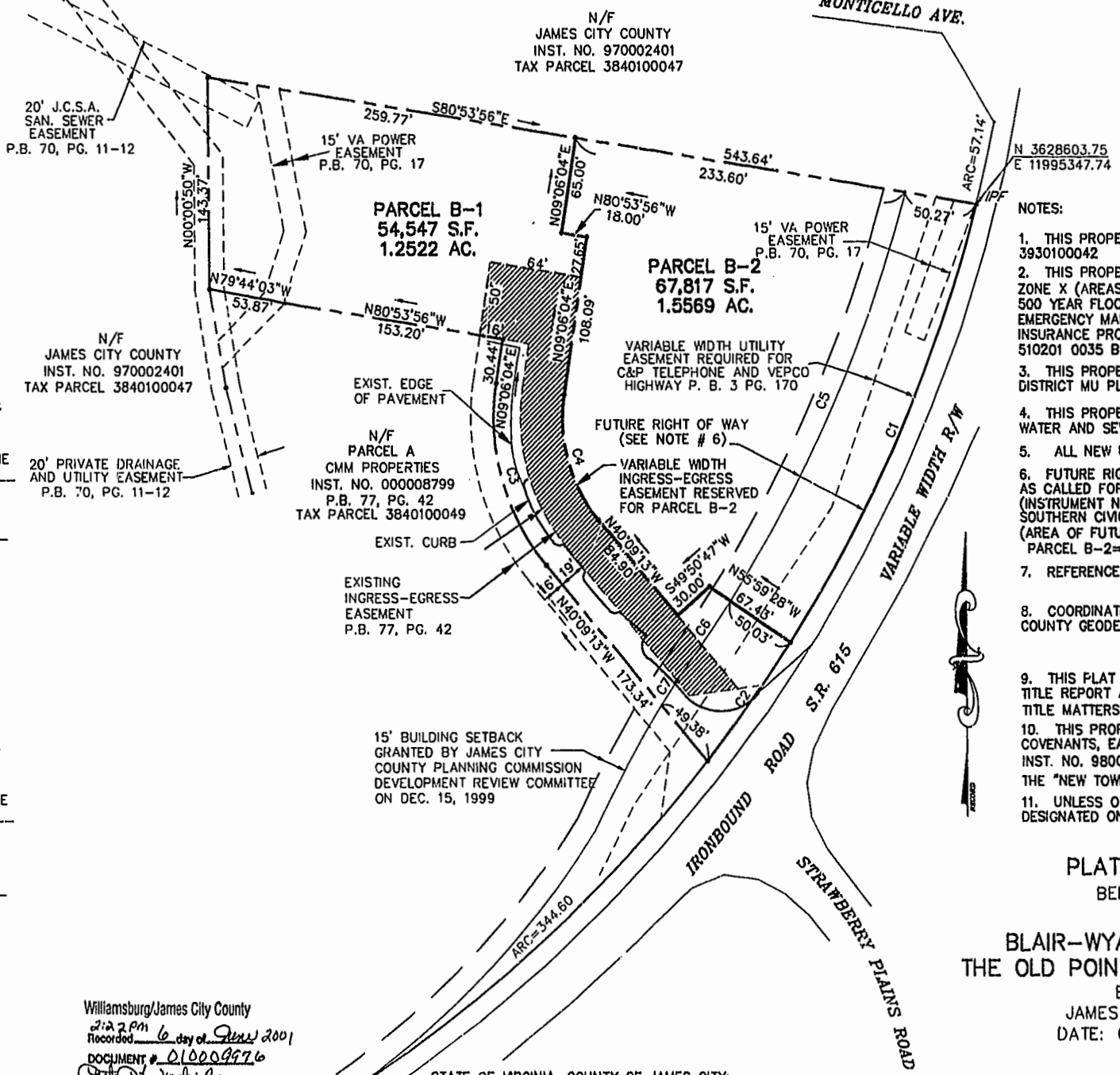
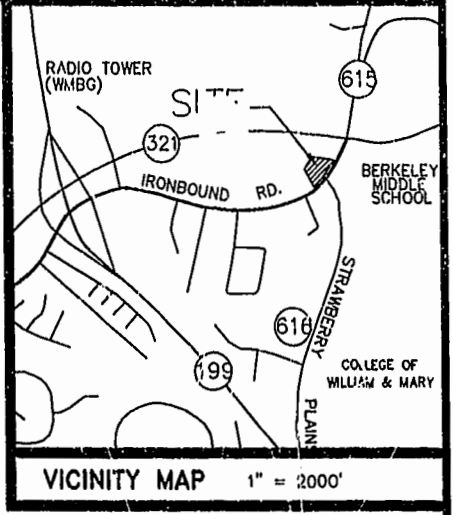
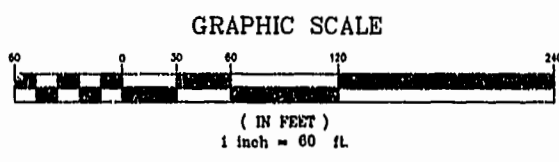
5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY

5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY

5/24/01 *[Signature]*
DATE SIGNATURE SUBDIVISION AGENT OF JAMES CITY COUNTY



| CURVE TABLE | | | | | | |
|-------------|---------|--------|---------|--------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 1016.74 | 326.58 | 164.71 | 325.18 | N24°06'08"E | 18°24'14" |
| C2 | 1016.74 | 99.28 | 49.68 | 99.24 | N36°06'05"E | 5°35'41" |
| C3 | 153.50 | 131.96 | 70.37 | 127.93 | S15°31'35"E | 49°15'17" |
| C4 | 105.50 | 90.69 | 48.36 | 87.93 | S15°31'35"E | 49°15'17" |
| C5 | 966.74 | 304.83 | 153.69 | 303.55 | N24°14'18"E | 18°03'58" |
| C6 | 966.74 | 66.10 | 33.06 | 66.09 | N35°13'49"E | 3°55'04" |
| C7 | 788.59 | 19.63 | 9.82 | 19.63 | S33°06'19"W | 1°25'35" |



- NOTES:
1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL 3930100042
 2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
 3. THIS PROPERTY IS ZONED "MU" (SOUTHERN CIVIC DISTRICT MU PLAN)
 4. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
 6. FUTURE RIGHT OF WAY TO BE DEDICATED TO V.I.O.T. AS CALLED FOR IN ITEM NO. 6 IN THE RECORDED PROFFERS (INSTRUMENT NUMBER 9800001284) FOR THE "NEW TOWN" SOUTHERN CIVIC DISTRICT MU PLAN. (AREA OF FUTURE R/W: PARCEL B-1=4,604 S.F., PARCEL B-2=15,789 S.F.)
 7. REFERENCES: P.B. 77, PG. 42, INST. NO. 000009254
 8. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 325
N 3628200.30
E 11995286.98
 9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
 10. THIS PROPERTY IS SUBJECT TO DECLARATIONS OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED AS INST. NO. 980013868 AND INST. NO. 980013869 AND BY THE "NEW TOWN PROFFERS" RECORDED AS INST. NO. 980001284
 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

PLAT OF PARCELS B-1 & B-2
BEING A SUBDIVISION OF
PROPERTY OF
BLAIR-WYATT ASSOCIATES, L.L.C. AND
THE OLD POINT NATIONAL BANK OF PHOEBUS
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: 03/30/01 SCALE: 1"=60'
SHEET 1 OF 1



4029 Ironbound Road
Suite 100
Williamsburg, VA 23188
Tel. (757) 253-2975
Fax (757) 229-0049
Email: lmdg@landmarkdgb.com

5544 Greenwich Road
Suite 200
Virginia Beach, VA 23462
Tel. (757) 473-2000
Fax (757) 497-7933
Email: lmdg@landmarkdg.com

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT, SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 6 DAY OF *June*, 2001 @ 2:22 PM AS THE LAW DIRECTS

TESTE: *Detsy B. Woolridge* CLERK
PLAT BOOK 81 PAGE 89

Williamsburg/James City County
2:22 PM 6 day of June 2001
Recorded
DOCUMENT # 010009976
Detsy B. Woolridge
DETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

N 3628000.01
E 11994899.16

1980057-002.03 McCorde-Pruden-Hill-Old Point Subd Plat VerCorred-08Point.dwg