

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF MULBERRY PLACE L.L.C. AND WAS ACQUIRED FROM ASSOCIATED DEVELOPERS, INC. BY DEED DATED MAY 26, 2000 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #000010224, ACQUIRED FROM FREDERICK L. TAYLOR BY DEED DATED DECEMBER 28, 2000 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #010001345 AND ACQUIRED FROM A & W, L.L.C. BY DEED DATED JANUARY 31, 2001 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #010002069.

OWNER'S CONSENT AND DEDICATION

THIS SUBDIVISION PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Signature of Henry H. Stephens, dated 5/2/01, FOR MULBERRY PLACE, LLC

Henry H. Stephens
PRINTED NAME

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, PAUL W. MICHAEL, JR., 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 2 DAY OF May, 2001.

MY COMMISSION EXPIRES 2/28/02

Signature of Paul W. Michael, Jr., 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.

Signature of Paul W. Michael, Jr., dated 5/1/01, PAUL W. MICHAEL, JR., L.S. #002438

CERTIFICATE OF APPROVAL

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

Signature of Paul W. Michael, Jr., dated 5/8/01, SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Williamsburg/James City County

3:51 PM 26 day of June 2001

RECORDED DOCUMENT # 010011381

BETSY B. WOOLRIDGE, CLERK

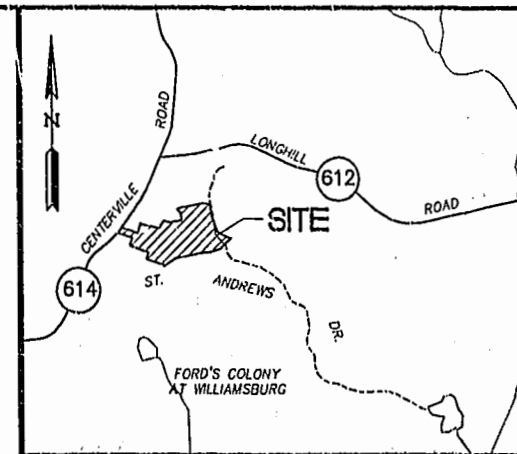
STATE OF VIRGINIA
JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 26 DAY OF June, 2001, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

Signature of Betty B. Woolridge, CLERK, PLAT BOOK 82, PAGE 12-15

GENERAL NOTES

- 1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT.
2. PROPERTY IS ALL OF TAX PARCELS (31-3)(1-33) & (31-3)(1-36)
3. TOTAL AREA SUBDIVIDED = 27.811 ACRES
4. ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201-0035B DATED FEBRUARY 6, 1991.
6. SETBACK REQUIREMENTS: FRONT: 25' MINIMUM OR AS INDICATED; SIDE: 10' MINIMUM; REAR: 35' MINIMUM OR AS INDICATED.
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C)(1) OF THE JAMES CITY COUNTY CODE.
8. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
9. ALL DRAINAGE EASEMENTS ARE PRIVATE, UNLESS OTHERWISE NOTED.
10. JAMES CITY COUNTY COORDINATES SHOWN ARE BASED ON JAMES CITY COUNTY CONTROL MONUMENT #309 RESET 1990.
11. THE BOUNDARY ENCOMPASSING TAX PARCELS (31-3)(1-33) & (31-3)(1-36) IS BASED UPON A PLAT TITLED 'BOUNDARY SURVEY OF THE PROPERTY OF BLISS E. ARMISTEAD & FRED TAYLOR HEIRS, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA', DATED FEBRUARY 15, 2000, MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 76, PAGE 66, BY A PLAT TITLED 'PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTY OF FREDERICK L. TAYLOR AND MULBERRY PLACE, L.L.C., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA', DATED APRIL 6, 2000, REVISED JANUARY 8, 2001 MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 80, PAGE 20, AND BY A PLAT TITLED 'PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTY OF A & W, L.L.C. AND MULBERRY PLACE, L.L.C., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA', DATED JANUARY 30, 2001, MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 80, PAGE 29. REFERENCE IS ALSO MADE TO A DEED RECORDED IN LAND RECORD #000010224 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA FOR ADDITIONAL BOUNDARY INFORMATION.
12. THE BOUNDARY OF THIS SUBDIVISION PLAT IS BASED ON THE REFERENCES STATED IN NOTE 9 ABOVE AND OTHER RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFORMED BY AES CONSULTING ENGINEERS.



VICINITY MAP
SCALE 1"=2000'

AREA TABULATION

Table with 3 columns: RESIDENTIAL LOTS (639,669 S.F. 14,685 ACRES), RECREATION LOT (52,717 S.F. 1.210 ACRES), RIGHT OF WAY (152,470 S.F. 3,500 ACRES), OPEN SPACE (366,591 S.F. 8.416 ACRES), TOTAL (1,211,447 S.F. 27.811 ACRES)

Table with 3 columns: NUMBER OF LOTS (50), AVERAGE LOT SIZE (12,793 S.F. 0.294 ACRES), SMALLEST LOT (17) (10,125 S.F. 0.232 ACRES), LARGEST LOT (2) (17,607 S.F. 0.404 ACRES), GROSS LOTS PER ACRE (1.80)

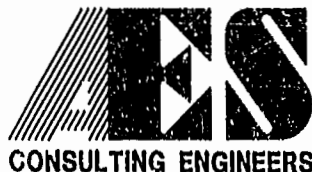
CURVE DATA

Table with 7 columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Rows C1 through C20.

Table with 7 columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Rows C41 through C60.

Table with 7 columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Rows C21 through C40.

Table with 7 columns: NUMBER, RADIUS, DELTA, ARC, TANGENT, CHORD, CHORD BEARING. Rows C61 through C82.



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SUBDIVISION PLAT OF MULBERRY PLACE
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

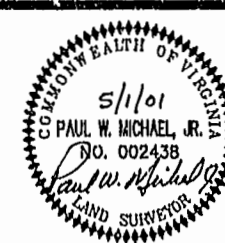


Table with columns: No., DATE, REVISION / COMMENT / NOTE, BY. Includes entries for 2 (6/8/01) and 1 (5/1/01) with revision notes.

Table with columns: Designed (AES), Drawn (PWM), Scale (N/A), Date (2/14/01), Project No. (4604), Drawing No. (1 OF 4)