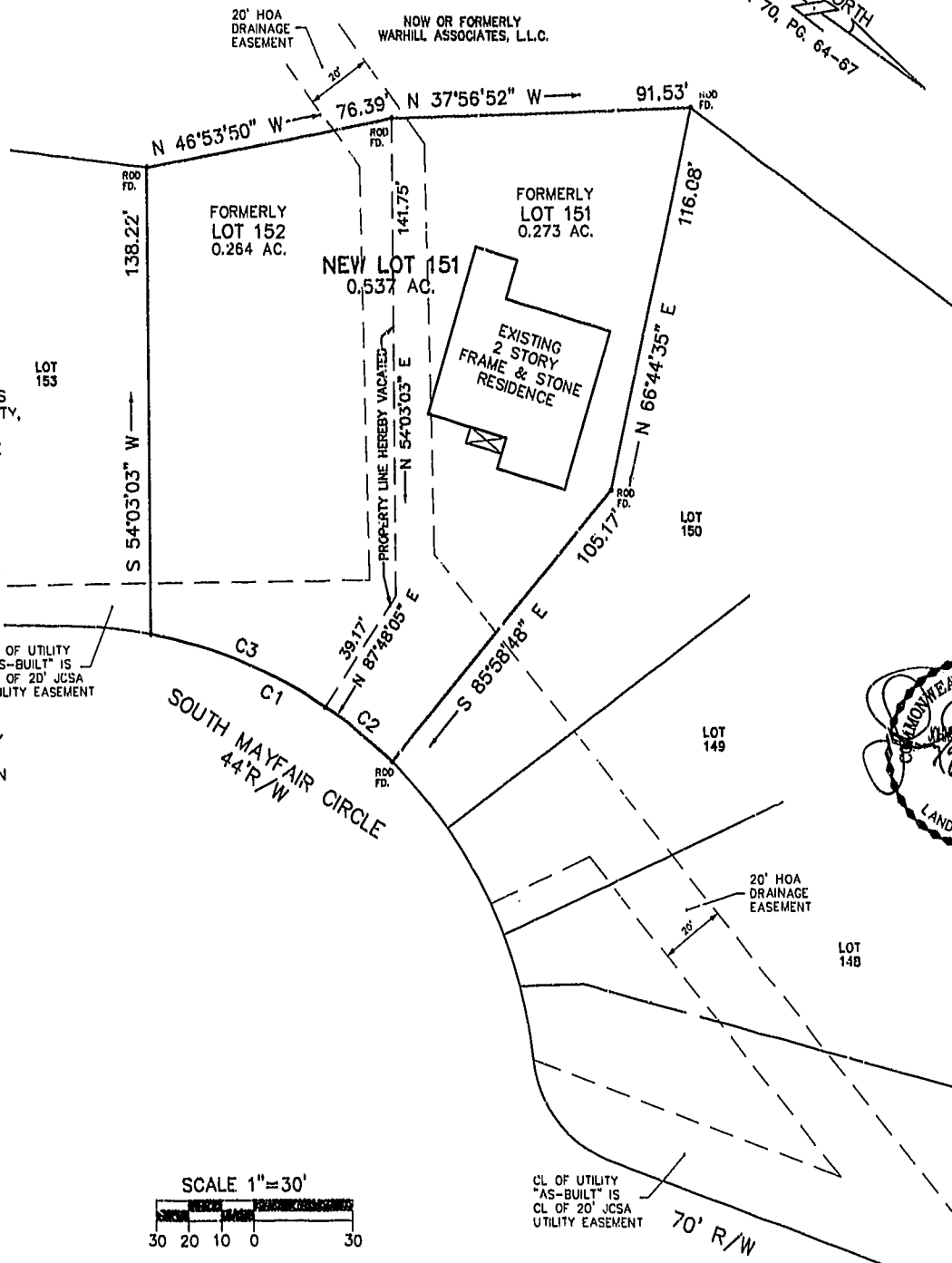


VICINITY SKETCH 1"=1000'

NUMBER	RADIUS	DELTA ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C1	142.00	33°48'54"	83.85	43.19	82.63	S 08°37'26" E
C2	142.00	10°29'27"	28.00	13.04	25.98	S 03°02'46" W
C3	142.00	23°20'27"	57.85	29.33	57.45	S 13°21'10" E



PLAT OF PROPERTY LINE VACATION
 LOTS 151 & 152
 THE VILLAGES AT WESTMINSTER
 PHASE III
 BERKELEY DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"= 30' DATE: MARCH 5, 2002
WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23602
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1067 FAX: (757)898-2862

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PLAT OF PROPERTY LINE VACATION, LOTS 151 & 152, THE VILLAGES OF WESTMINSTER, PHASE III, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

6-24-02 DATE Donald Jay French OWNER

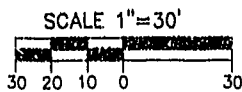
CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Newport News
 I, Dawn A. Coe, 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 HAND THIS 24 DAY OF June 2002.

Dawn A. Coe
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7-3-03

NOTES:

- SITE ADDRESS: #6112 & #6116 SOUTH MAYFAIR CIRCLE
- TAX MAP PARCEL NO: 3221000151 & 3221000152
- THE PROPERTY SHOWN ON THIS PLAT LIES IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD PANEL 510201 0020B, DATED 1-6-91.
- THIS PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA.
- THIS IS NOT A PHYSICAL SURVEY AND ALL PHYSICAL IMPROVEMENTS ARE NOT SHOWN. ENCROACHMENTS MAY EXIST.
- ZONING: R2
- SETBACKS: PER P.B. 70, PG. 64-67
 FRONT -- 50' FROM CENTERLINE OF ROAD
 SIDE -- 5'
 REAR -- 5'
- LOCATION OF EASEMENT IS APPROXIMATE. EASEMENT LOCATION IS NOT DIMENSIONED IN P.B. 70, PG. 64-67.
- REFERENCES: P.B. 70, PG. 64-67
 INST. NO. 020005074
 INST. NO. 010016298
 INST. NO. 980020010
 INST. NO. 970016141



City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
14 August 2002
 at 2:24 AM/PM, P.B. 87, PG. 39
 DOCUMENT # 020019005
Henry B. Woodbridge, CLERK
Henry B. Woodbridge, CLERK

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2002.
Johnny S. Walters III 6-20-02
 JOHNNY S. WALTERS III C.I.S. DATE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY (LOT 151)
 G. C. R., INC., A VIRGINIA CORPORATION
 TO DONALD JAY FRENCH, UNMARRIED
 BY DEED DATED AUGUST 20, 2001
 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 010016298

(LOT 152)
 TOMMY LOUKE, INC., A VIRGINIA CORPORATION
 TO DONALD JAY FRENCH, UNMARRIED
 BY DEED DATED FEBRUARY 12, 2002
 AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 020005074

SURVEYORS CERTIFICATE

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

6-20-02 DATE Johnny S. Walters, III C.I.S.

CERTIFICATE OF APPROVAL

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

6/20/02 DATE Subdivision Agent SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA
 COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 14 DAY OF August 2002 IN PLAT BOOK 87, PAGE 39 @ 2:34 PM

TESTE: Henry B. Woodbridge CLERK

DATE: 3-5-2002	JOB #: 22020H	CLIENT: USA TITLE
SCALE: 1"=30'	F.B. 243 Pg. 12	DRAWN BY: _____