

AKA *Clematis* (Red)

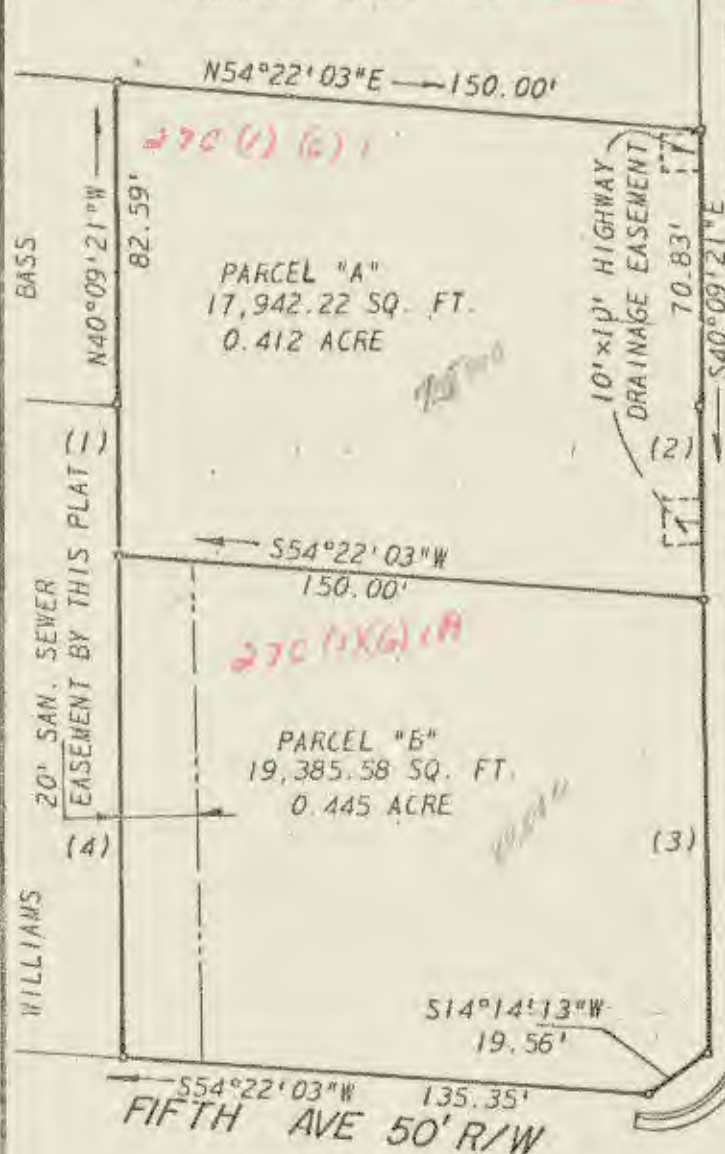
BOOK

173

PAGE 676

270 (1) (6) Lot 1

AMERICAN REALTY TRUST



SUBDIVISION CERTIFICATE
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

W. Roland Walker
W. ROLAND WALKER

STATE OF VIRGINIA
Lynchburg County, Virginia - TO WIT
I *Elaie D. Lee* A NOTARY
PUBLIC IN AND FOR THE COUNTY AND STATE
AFORESAID, DO HEREBY CERTIFY THAT W.
ROLAND WALKER WHOSE NAME IS SIGNED TO
THE ABOVE CERTIFICATION ACKNOWLEDGES THE
SAME BEFORE ME IN MY COUNTY AFORESAID.
GIVEN UNDER MY HAND AND SEAL
THIS 9th DAY OF April 1976.
MY COMMISSION EXPIRES 5/15/79
Elaie D. Lee

SOURCE OF TITLE:
THE PROPERTY ENGRAVED WITHIN THE LIMITS
OF THIS SUBDIVISION WAS CONVEYED TO W.
ROLAND WALKER BY DEEDS RECORDED IN
DB 139/PAGE 524 & DB 139 PAGE 532 IN
THE CIRCUIT COURT FOR JAMES CITY COUNTY,
VIRGINIA.
L. V. Woodson C.L.S.

ENGINEER'S CERTIFICATE:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL
THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE
FOR APPROVING PLATS OF SUBDIVISIONS FOR RECOR-
DATION IN JAMES CITY COUNTY, HAVE BEEN COMPLIED
WITH.

L. V. Woodson C.L.S.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	00°14'42"	8744.37'	37.41'	37.41'	N40°16'42"W
2	00°19'40"	8594.37'	49.17'	49.17'	S40°14'57"E
3	00°45'55"	8594.37'	117.48'	117.48'	S41°31'55"E
4	00°51'08"	8744.37'	130.00'	130.00'	N40°49'37"W

This subdivision is approved by the
Engineer in accordance with
subdivision regulations and
submitted to record.

William F. Brown
May 23, 1976



WOODSON, LITTLEPAGE & D-YOUNG, INC. ENGINEERS, SURVEYORS & PLANNERS, P. O. DRAWER 50 WILLIAMSBURG, VIRGINIA 23185
LEGEND: IP=IRON PIN, —=PROPERTY LINE, ---=CENTERLINE, -.-=EASEMENT LINE

A SURVEY OF A PARCEL OF LAND TO BE KNOWN AS FIFTH AVENUE SQUARE
LYING IN JAMESTOWN DISTRICT, JAMES CITY COUNTY, VIRGINIA

SCALE: 1" = 50' REF: NOTED DATE: APRIL 1976 AREA: 0.858 ACRE

J.O. #2314-A