BOOK 0715 PAGE 0898

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

G. T. WILSON, JR., C.L.S. — DATE 2-7-95

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF JAMES CITY COUNTY — DATE 2/22/95

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DELMARVA PROPERTIES, INC. TO SLEEPY HOLLOW CORP. OF TOANO BY DEED OF EXCHANGE DATED AUGUST 28, 1990 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 485, PAGE 124.

OWNER'S CERTIFICATE

THIS SUBDIVISION OF LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

SLEEPY HOLLOW CORP. OF TOANO

BY: [signature] TREAS — DATE 2-9-95

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF James City

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 9th DAY OF February 1995. MY COMMISSION EXPIRES Jan 31, 1998

[signature] NOTARY PUBLIC

SIGNATURE

OWNER'S CERTIFICATE

THIS PROPERTY LINE EXTINGUISHMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

COUNTY OF JAMES CITY

BY: [signature] — DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF JAMES CITY, MARY FRANCES RIGLER

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 22nd DAY OF February 1995. MY COMMISSION EXPIRES

Mary Frances Rigler

SIGNATURE

NOTE:
THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A RESURVEY OF THE BOUNDARY.

COMMONWEALTH OF VIRGINIA
2-7-95
G. T. WILSON, JR.
CERTIFICATE No 1183
CERTIFIED LAND SURVEYOR

SLEEPY HOLLOW CORP. OF TOANO
T.M. (31-1)(1-79A)
REMAINING AREA = 63.64 ACRES±
P.B. 52/96

NEW LINE
S 10°49'25" E, 302.06'

IRON ROD

RECORD MERIDIAN
N 21° W
P.B. 52/96

IRON PIPE

S 61°25'08" E, 116.59'

COLBY SWAMP

IRON ROD

S 55°27'03" E, 88.36'

PINE SNAG

S 60°23'28" E, 116.66'

LOBLOLLY PINE

S 63°27'28" E, 156.93'

12" W. PINE STUMP

S 61°06'12" E, 382.07'

12" SWEET GUM S/L CHOPS

S 67°25'46" E, 356.23'

AREA = 17.36 ACRES±

N 66°29'16" W, 1838.26'

IRON ROD

JAMES CITY COUNTY "HOTWATER-COLE" TRACT T.M. (31-1)(1-79) DB 678/496

N OR F

JAMES CITY COUNTY T.M. (30-2)(1-2) DB 387/695 PB 33/47

16" WHITE OAK S/L CHOPS

VIRGINIA POWER EASEMENT

S 65°31'35" E, 208.37'

20" BLACK OAK S/L CHOPS

S 52°50'06" E, 53.94'

16" WHITE OAK S/L CHOPS

S 51°44'19" E, 258.21'

N 61°12'32" W, 1088.86'

LINES TO BE EXTINGUISHED UPON RECORDATION OF THIS PLAT.

PIPE @ 36" POPLAR

S 47°07'12" E, 124.83'

WHITE PAINTED 12" PINE

S 50°40'04" E, 258.59'

36" WHITE OAK F/A

S 34°29'19" E, 75.50'

12" BLACK OAK S/L CHOP

S 34°29'19" E, 35.30'

460.00'

IRON ROD — N 23°27'44" E — IRON ROD

JOLLY POND ROAD
ROUTE 611

AES Consulting Engineers
Engineers, Surveyors, Planners
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Ph. (804)-253-0040, Fax (804)-220-8994

PLAT OF SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT
A PARCEL CONTAINING 17.36 ACRES±
FOR CONVEYANCE TO THE COUNTY OF JAMES CITY, VIRGINIA

POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

Scale: 1" = 300'	Ref: PB 52/96	Date: 2/7/95	Job No.: 5430-00