

**SURVEYOR'S CERTIFICATE**

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

2/12/03 R. L. Small  
DATE NAME



**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY:  
LOT 25 - MULBERRY PLACE, L.L.C. TO WAYNE HARBIN BUILDER, INC. BY DEED DATED NOVEMBER 18, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 020028044.  
LOT 26 - WAYNE HARBIN BUILDER, INC. TO CHARLES W. FRANCIS AND CAROLYN S. FRANCIS BY DEED DATED MAY 7, 2002 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT # 020011756.

**OWNER'S CERTIFICATE**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS RESUBDIVISION OF LOTS 25 & 26, MULBERRY PLACE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

4-21-03 Debra J. Harbin  
DATE NAME

4-21-03 Charles W. Francis  
DATE NAME

4-21-03 Carolyn S. Francis  
DATE NAME

DATE NAME

**CERTIFICATE OF NOTORIZATION**

STATE OF VIRGINIA  
COUNTY OF ~~JAMES CITY~~ York

I, (PRINT) Sharon B. Hodges, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED TYHE SAME BEFORE ME IN THE COUNTY AND STATE AFORESAID. GIVEN UNDER MY NAME THIS 11 DAY OF April, 2003.

MY COMMISSION EXPIRES 8/31/03

SIGNATURE Sharon B. Hodges  
aka Sharon Lynne Hodges

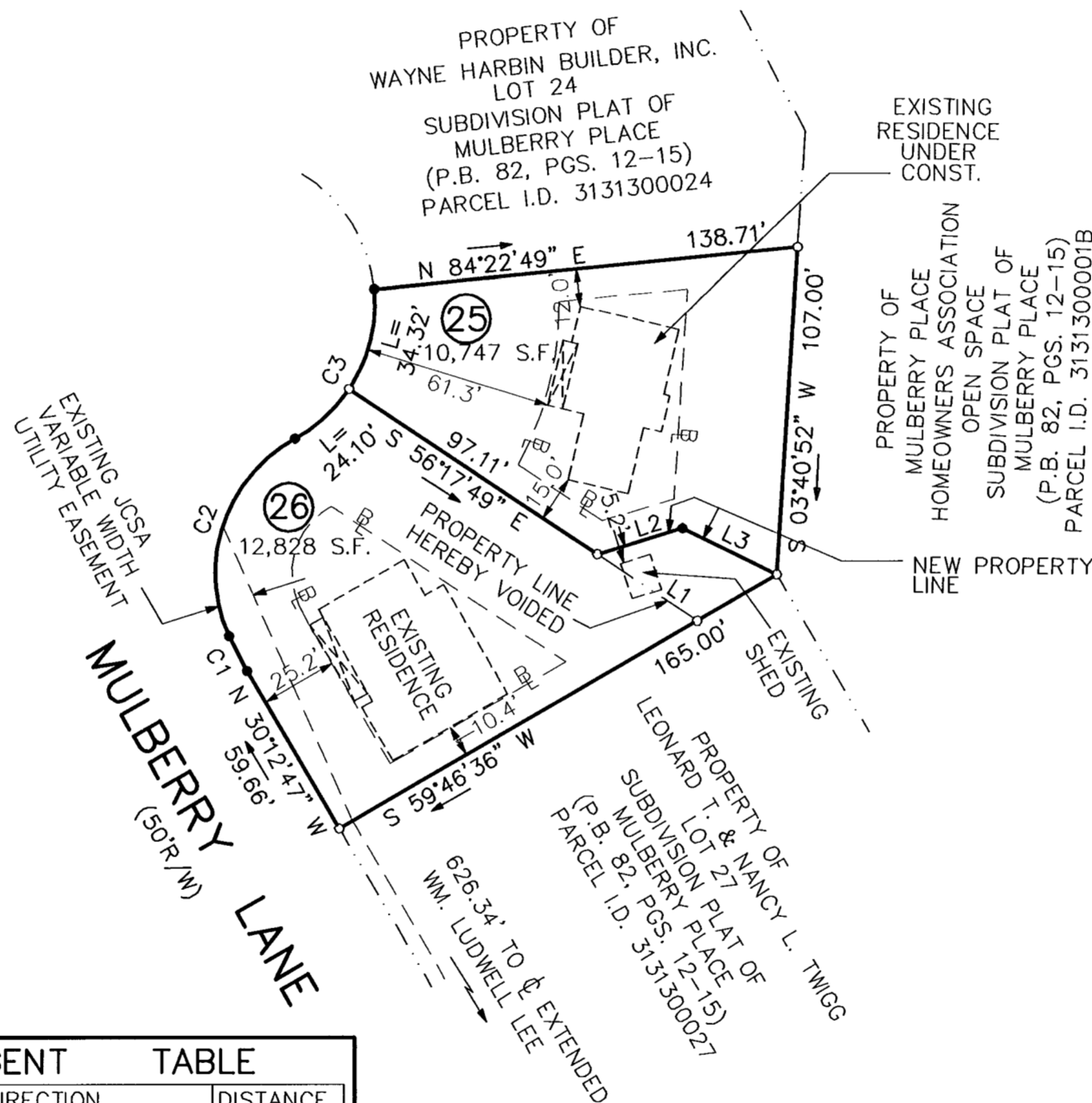
**CERTIFICATE OF APPROVAL**

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

DATE N/A  
VIRGINIA DEPARTMENT OF TRANSPORTATION

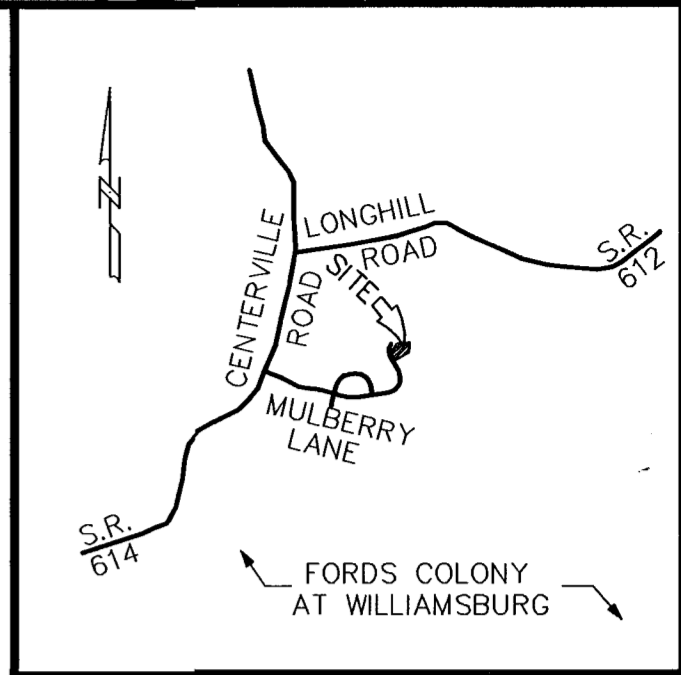
DATE N/A  
VIRGINIA DEPARTMENT OF HEALTH

DATE 4/28/03  
SUBDIVISION AGENT OF JAMES CITY COUNTY



**LOT AREAS**

LOT 25 - FORMER AREA = 11,616 S.F.  
NEW AREA = 10,748 S.F.  
LOT 26 - FORMER AREA = 11,960 S.F.  
NEW AREA = 12,828 S.F.



VICINITY MAP SCALE: 1"=2,000'

**- SYMBOLS -**

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD SET
- DENOTES CONCRETE MONUMENT SET

NUMBER	DIRECTION	DISTANCE
L1	S 56°17'23" E	39.23'
L2	N 73°04'27" E	29.06'
L3	S 63°48'05" E	34.27'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	05°54'52"	125.00	12.90	6.46	12.90	N 27°15'21" W
C2	85°37'15"	50.03	74.76	46.35	68.00	N 18°30'42" E
C3	66°56'46"	50.00	58.42	33.06	55.15	N 27°50'57" E

**NOTES :**

1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT
2. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
4. BUILDING SETBACKS: FRONT - 25 FT.  
SIDES - 10 FT.  
REAR - 35 FT.
5. NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 THROUGH SECTION 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.

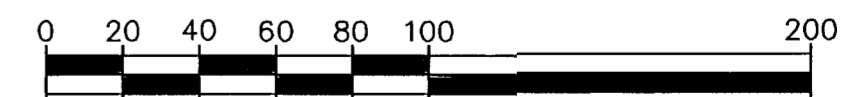
STATE OF VIRGINIA, COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 16 DAY OF May, 2003 AS THE LAW DIRECTS.  
CLERK: BETSY B. WOOLRIDGE, CLERK  
PLAT BOOK 90, PAGE 32.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 16 May 2003  
at 10:51 AM/PM, PB 90 PG 32  
DOCUMENT # 030014585  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

RESUBDIVISION PLAT OF  
**LOTS 25 & 26**  
SUBDIVISION PLAT OF  
**MULBERRY PLACE**

POWHATAN DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1" = 50' DATE: 12 FEBRUARY 2003  
SHEET 1 OF 1

**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY  
SUITE "G"  
YORKTOWN, VA 23693  
PHONE: (757) 867-8583



GRAPHIC SCALE  
SCALE: 1" = 50'