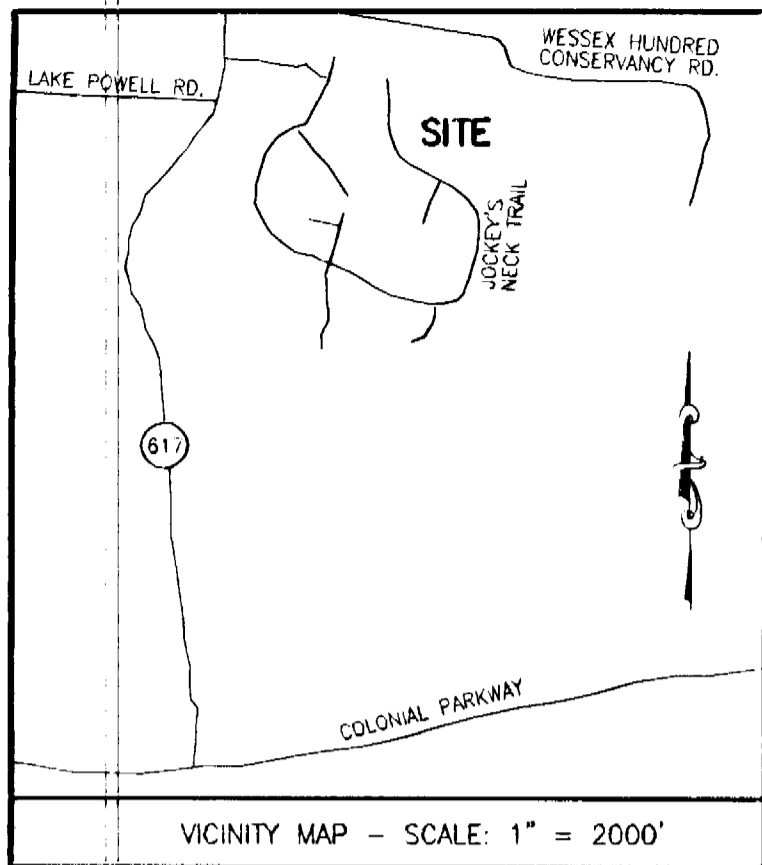
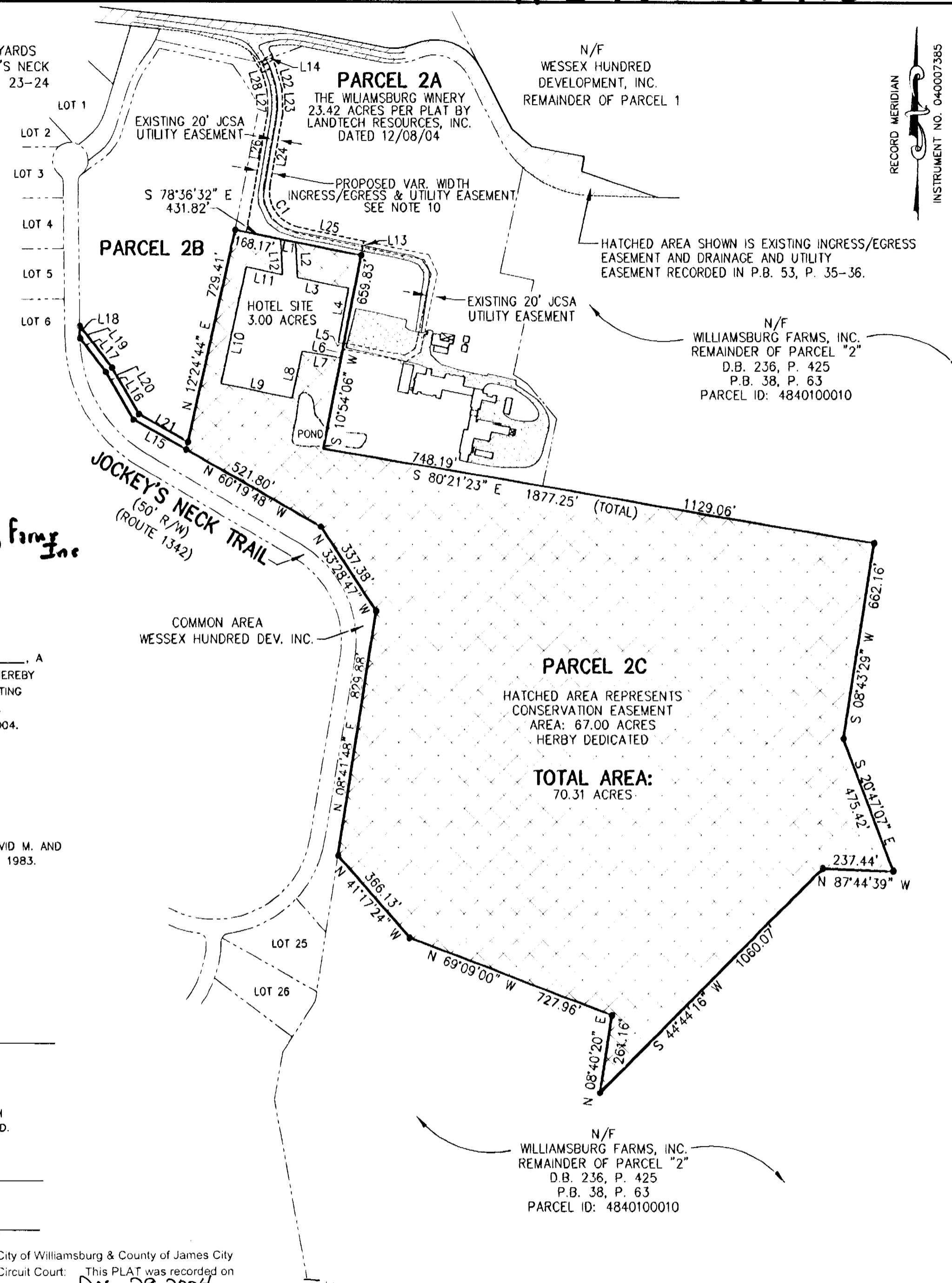


#040032415



THE VINEYARDS
AT JOCKEY'S NECK
P.B. 55 PG. 23-24



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
3. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
6. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
7. LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
9. THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
10. PARCEL TO HAVE ACCESS FROM PROPOSED EASEMENT SHOWN AND EXISTING EASEMENT IN P.B. 53, P. 35-36.

CURVE DATA

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	88°09'44"	S 34°00'36" E	116.21	120.00	184.65	166.96

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 78°36'32" E	51.60'
L2	S 02°54'52" E	118.68'
L3	S 78°36'32" E	176.41'
L4	S 10°34'09" W	185.91'
L5	S 79°25'51" E	18.23'
L6	S 10°54'06" W	50.00'
L7	N 79°25'51" W	132.95'
L8	S 11°35'44" W	162.47'
L9	N 78°36'32" W	244.49'
L10	N 12°04'47" E	400.03'
L11	S 78°36'32" E	123.87'
L12	N 02°54'52" W	118.68'
L13	N 11°23'28" E	50.00'
L14	S 57°07'07" W	50.00'
L15	N 60°19'48" W	203.68'
L16	N 30°08'44" W	186.01'
L17	N 37°52'36" W	141.68'
L18	N 00°51'31" W	41.52'
L19	S 37°52'36" E	176.52'
L20	S 30°08'44" E	180.96'
L21	S 60°19'48" E	189.18'
L22	N 16°21'52" W	120.88'
L23	N 02°06'32" W	82.27'
L24	S 10°04'15" W	243.42'
L25	S 78°05'28" E	228.36'
L26	S 10°04'15" W	405.63'
L27	N 02°06'32" W	70.68'
L28	N 15°11'14" W	100.43'

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PORTION OF PARCEL "2" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

12/23/04 *[Signature]* for Williamsburg Farms, Inc.
 DATE OWNER (SIGNATURE)
 12/23/04 P.G. DUFFERER
 DATE OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg, VA, Vernon M. Geddy III, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 23rd DAY OF December, 2004. MY COMMISSION EXPIRES 12/31/04
[Signature]
 NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. AND ANNE F. MURRAY TO WILLIAMSBURG FARMS, INC. BY A DEED DATED JULY 1, 1983. SAID DEED IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 236 PAGE 425.

ENGINEERS OR SURVEYORS CERTIFICATE

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

12-22-04 *[Signature]*
 DATE CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

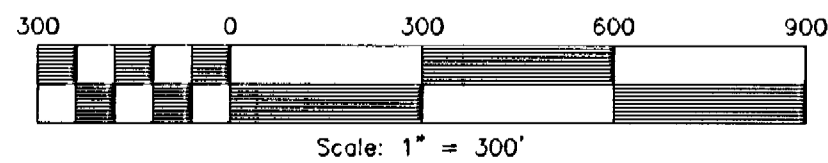
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/22/04 *[Signature]*
 DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
 12/27/04 *[Signature]*
 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

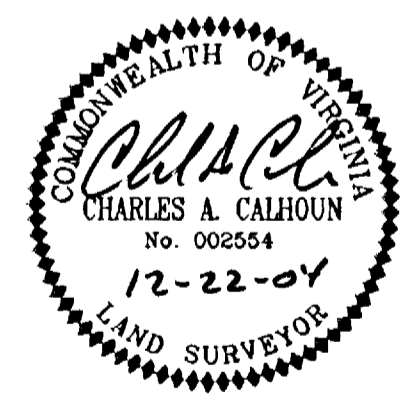
STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 29 DAY OF December, 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK PAGE .
 TESTE *[Signature]*
 BY *[Signature]* CLERK

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on Dec. 29, 2004
 at 3:48 PM, P.B. PG.
 DOCUMENT # 040032415
 BETSY B. WOOLRIDGE, CLERK
[Signature] Clerk



LEGEND:
 ● IRON ROD FOUND OR SET UNLESS OTHERWISE NOTED



SUBDIVISION PLAT OF
WILLIAMSBURG FARMS, INC.
 LOCATED IN THE ROBERTS DISTRICT
 JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 300' DATE: 12/13/04 JOB #04-629

LandTech Resources, Inc.
 Surveying • GPS • Engineering

5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

REVISED PER COUNTY COMMENTS: 12/22/04