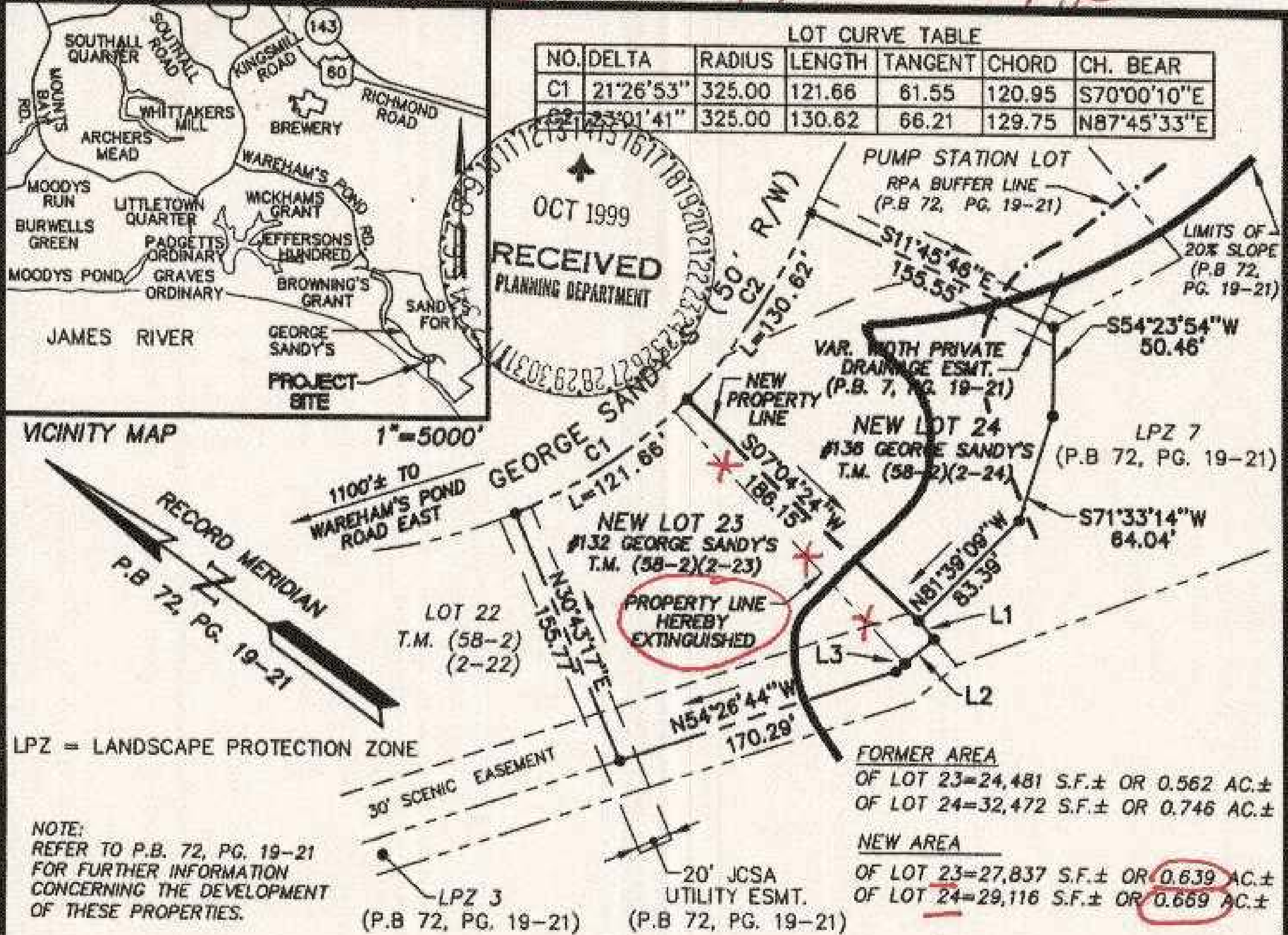


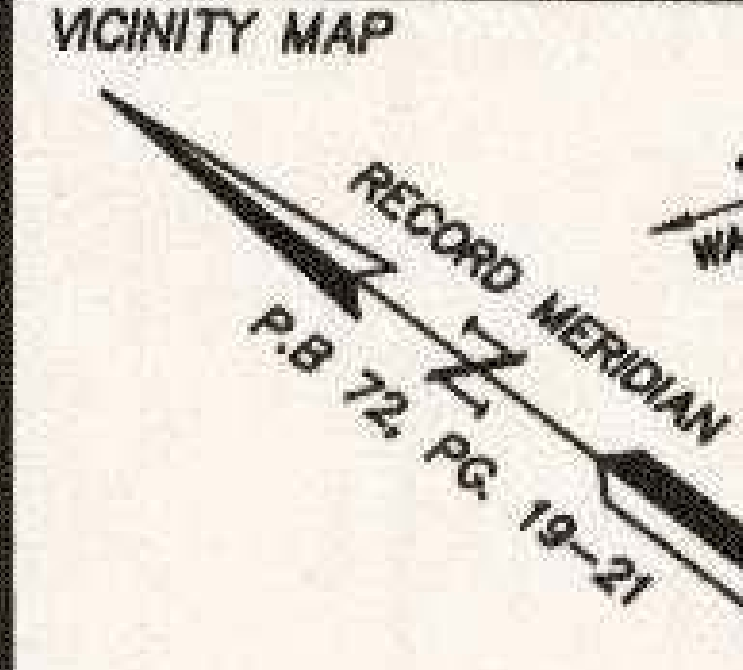
12/22/99

990026692



LOT CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEAR
C1	21°26'53"	325.00	121.66	61.55	120.95	S70°00'10"E
C2	23°01'41"	325.00	130.62	66.21	129.75	N87°45'33"E



LPZ = LANDSCAPE PROTECTION ZONE

NOTE: REFER TO P.B. 72, PG. 19-21 FOR FURTHER INFORMATION CONCERNING THE DEVELOPMENT OF THESE PROPERTIES.

FORMER AREA OF LOT 23=24,481 S.F.± OR 0.562 AC.±
OF LOT 24=32,472 S.F.± OR 0.746 AC.±

NEW AREA OF LOT 23=27,837 S.F.± OR 0.639 AC.±
OF LOT 24=29,116 S.F.± OR 0.669 AC.±

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 24 WAS CONVEYED BY ANHEUSER BUSCH INC. TO BUSCH PROPERTIES INC., BY DEED DATED OCTOBER 24, 1994 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 714, PAGE 471.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS

William S. Oliver 10/1/99
FOR BUSCH PROPERTIES, INC. DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
DAVID W. OTEA 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 1 DAY OF OCTOBER, 1999.
MY COMMISSION EXPIRES 5/31/2003
David W. Otea
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS LOT 23 WAS CONVEYED BY BUSCH PROPERTIES INC. TO BERNARD H. AND TAMMY B. NGO BY DEED DATED APRIL 21, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NUMBER 990011604.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS

Bernard H. Ngo 10/6/99
Tammy B. Ngo DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF JAMES CITY
DAVID W. OTEA 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 AND STATE AFORESAID, GIVEN UNDER MY NAME THIS 10 DAY OF OCTOBER, 1999.
MY COMMISSION EXPIRES 5/31/2003
David W. Otea
SIGNATURE

SURVEYORS 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.
G.T. WILSON JR., C.L.S.

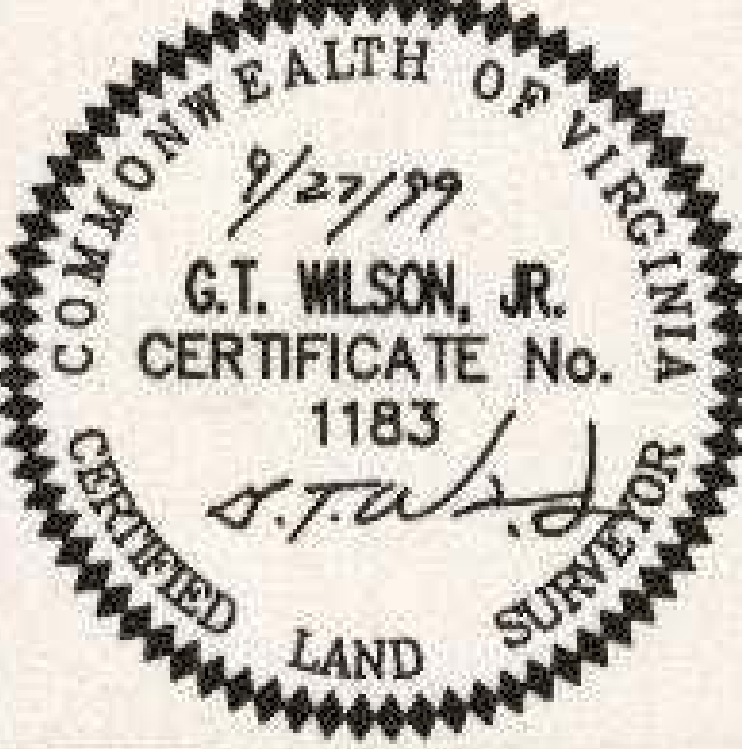
CERTIFICATE OF APPROVAL

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

[Signature]
SUBDIVISION AGENT OF JAMES CITY COUNTY

LINE TABLE

NO.	BEARING	DIST.
L1	S13°20'52"W	13.98'
L2	N76°39'08"W	22.32'
L3	N76°39'08"W	7.02'



no address change necessary

11/9/99
10/26/99

SETBACK LINES:
FRONT: 40'
SIDES: 15'
REAR: 30'

ES Consulting Engineers
Engineers, Surveyors, Planners

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Ph. (757)-253-0040, Fax (757)-220-8994

PLAT OF BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT

BETWEEN LOT 23 AND LOT 24

ROBERTS DISTRICT

JAMES CITY COUNTY VIRGINIA

Scale: 1"=100' Ref: NOTED Date: 9/27/99 Job No: 7753-6

S-101-99

JAMES CITY COUNTY REAL ESTATE ASSESSMENTS

09.30.99-09:09 KM6P2324

JFS