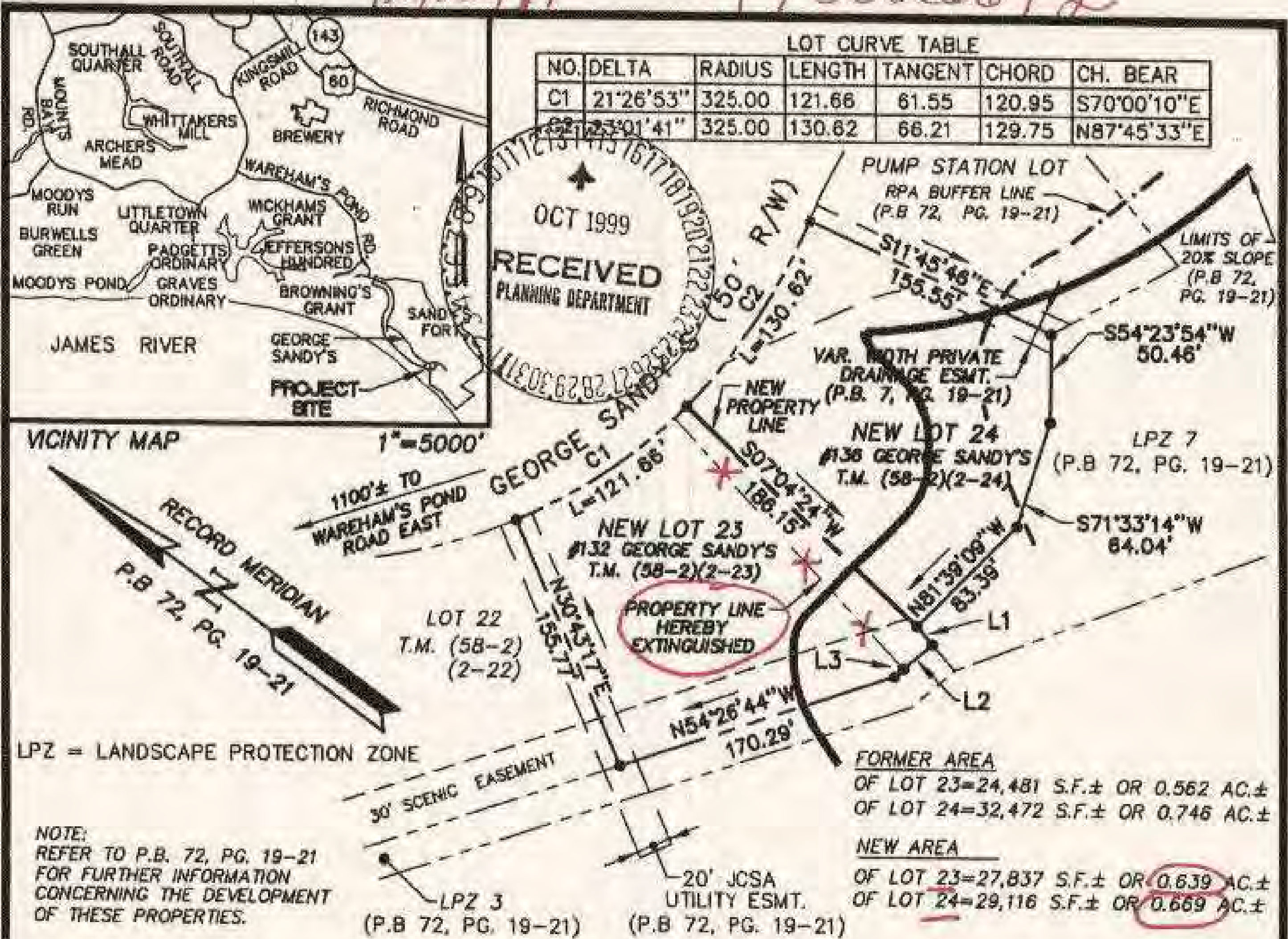


12/22/99

990026692



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
 I, DAVID W. OTEA 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 11 DAY OF OCTOBER, 1999.
 MY COMMISSION EXPIRES 5/31/2003
[Signature]
 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
 BERNARD H. NGO
 TAMMY B. NGO

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF JAMES CITY
 I, 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 12 DAY OF OCTOBER, 1999.
 MY COMMISSION EXPIRES 5/31/2003
[Signature]
 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.
[Signature]
 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
 SETBACK LINES:
 FRONT: 40'
 SIDES: 15'
 REAR: 30'
 DATE: 10/26/99

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
 SANDY'S FORD
 ROBERTS DISTRICT
 JAMES CITY COUNTY
 VIRGINIA
 Scale: 1"=100' Ref: NOTED Date: 9/27/99 Job No: 7753-8
S-101-99

09.30.99-09:09 KM6P2324

JFS