

OWNER'S CONSENT & DEDICATION

This subdivision is with free consent and in accordance with the wishes and desires of the undersigned owners and proprietors of the land shown hereon is vested in

MEADOWS LIMITED PARTNERSHIP, a Virginia Limited Partnership, as to Parcel "A", and in
VAN KNIEST, INC., a Virginia Corporation, as to Parcel "B" and "C",

this date in the Clerk's Office for the County of James City.

[Signatures]

BY _____ BY _____

STATE OF VIRGINIA,

I, Robert J. Fennell, a Notary Public do certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in my city and state aforesaid.

Given under my hand this 13th day of April, 1984.

My commission expires March 1987

STATE OF VIRGINIA, COUNTY OF JAMES CITY

in the clerk's office of the circuit court for the county of James City the 13th day of April, 1984, this map was presented and admitted to the record as the law directs.

Teste Aileen S. Ward, Clerk

Plate Book 39 Page 28

CERTIFICATE OF APPROVAL

This subdivision known as The Meadows Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date 3-26-84 J. D. Hall Highway Engineer

Date 3-24-84 E. Bayle Health Officer

Date 4-1-84 [Signature] Agent of Governing Body

ENGINEER'S & SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, 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 have been complied with.

Given under my hand this 13th day of MARCH, 1984.
BY Paul C. Small
Paul C. Small, P.E., C.E.S.

GENERAL NOTES

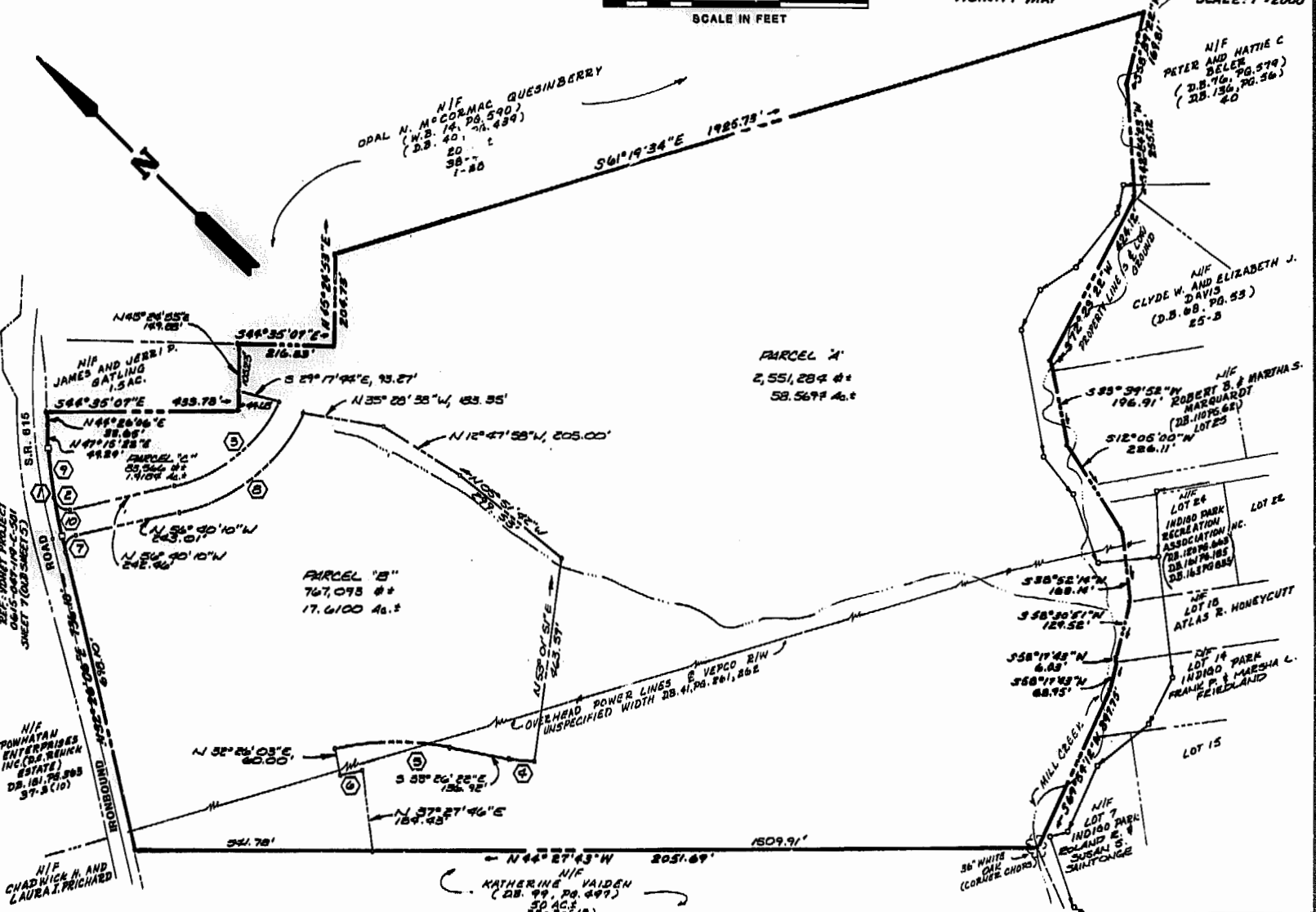
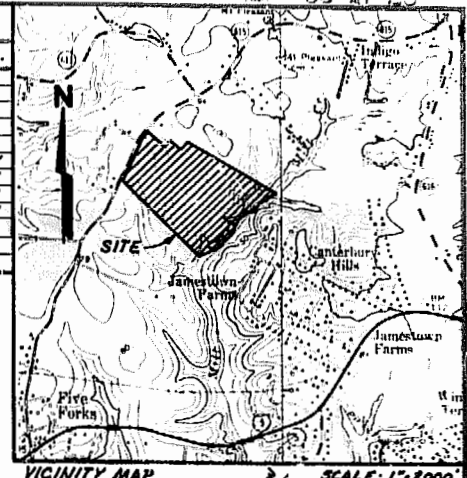
1. PROPERTY IS ZONED R2, RESIDENTIAL LIMITED.
2. PROPERTY IS A PORTION OF PARCEL 38-3 (1-17).
3. LOT REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT SIZE: 12,000 SQ. FT. WITH WATER AND SEWER
MINIMUM FRONTAGE & SETBACK: 80'
MINIMUM FRONT SETBACK: 35'
MINIMUM SIDE YARD: 10' A TOTAL OF 25' FOR BOTH
MINIMUM REAR YARD: 35'
CORNER LOTS: 100' MINIMUM WIDTH & SETBACKS
4. BOUNDARY DATA TAKEN FROM "A SURVEY OF 79.856 ACRES OF LAND STANDING IN THE NAME OF ADA V. COOLEY" DATED SEPT. 23, 1974 BY L.V. WOODSON & ASSOCIATES, INC., AND "A SURVEY OF 1.50 ACRES FOR CONVEYANCE TO JAMES E. & JIM P. GATLING" DATED MARCH 26, 1979 BY EVANS SURVEYING CO., P.C., AND V.D.H.#1. PLANS FOR IRONBOUND ROAD PROJECT #0615-047-119, CS01 SHEET #7 (OLD SHEET 5)

CURVE DATA

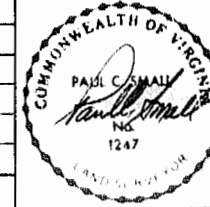
NO.	DELTA	RADIUS	ARC	TAN.	CHORD	CHORD BEAR.
1	08°00'01"	1407.37	196.51	98.41	196.53	N 36°26'04"E
2	98°29'49"	30.00	38.43	3.54	43.94	S 10°25'16"E
3	58°48'07"	341.11	314.36	169.84	308.55	S 85°04'14"E
4	15°01'05"	227.72	59.69	30.02	59.52	S 40°56'36"E
5	24°07'30"	650.00	215.27	134.63	263.51	S 45°30'13"E
6	05°01'59"	570.00	50.02	25.02	50.00	N 55°03'04"W
7	90°00'00"	30.00	47.12	30.00	42.43	S 78°19'50"W
8	52°48'07"	401.11	369.63	199.12	356.71	N 85°04'14"W
9	04°36'28"	1407.37	113.78	56.82	113.15	S 38°07'52"W
10	05°25'55"	1407.37	83.93	41.68	83.82	N 34°07'53"E

AREA SUMMARY

PARCEL "A"	2,551,284 sq. ft.	58.5694 Ac.
PARCEL "B"	767,093 sq. ft.	17.6100 Ac.
PARCEL "C"	83,566 sq. ft.	1.9184 Ac.
TOTAL	3,401,943 sq. ft.	78.0979 Ac.



4-6-84
April 1984
247
Aileen S. Ward Clerk



PLAT SHOWING VARIOUS PARCELS OF LAND STANDING IN THE NAME OF:
DOROTHY C. MEADOWS AND AILEEN C. MITCHELL
BERKLEY DISTRICT JAMES CITY COUNTY, VIRGINIA
AES, A PROFESSIONAL CORP.
Architecture, Engineering, Surveying
1701 Jamestown Rd. (804) 253-0040
WILLIAMSBURG, VIRGINIA 23186
Scale: 1" = 200'
Date: JAN., 1984
No: 3870