

LOCATION MAP SCALE: 1" = 1/2 MILE

**OWNERS CONSENT & DEDICATION**

THIS SUBDIVISION AS APPEARS ON THIS PLAT IS THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS

PRESIDENT PROGRESSIVE CORP  
 PRESIDENT DIVERSE CORP  
 PRESIDENT NICE DEVELOPMENT CORP  
 PRESIDENT MARINA POINT CORP

**NOTARIZATION**

I, Barbara E. Carter, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, City of Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AND City of Newport News AFORESAID GIVEN UNDER MY HAND THIS 18 DAY OF April 1986

Barbara E. Carter  
 NOTARY PUBLIC

MY COMMISSION EXPIRES April 1, 1989

**SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BEECHWOOD COMPANY AND WAS ACQUIRED AS FOLLOWS FROM NICE PROPERTIES CO. BY DEED DATED 10 27 1983 AND RECORDED IN DEED BOOK 239 PAGE 642 & 645

**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

John W. Johnson 6/15/86  
 SURVEYOR

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION KNOWN AS

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

4-15-86 S. H. Hall HIGHWAY DEPARTMENT  
4-24-86 D. P. Price OPP  
6/4/86 [Signature] HEALTH DEPARTMENT  
6/4/86 [Signature] PLANNING DEPARTMENT

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 13th DAY OF June 1986

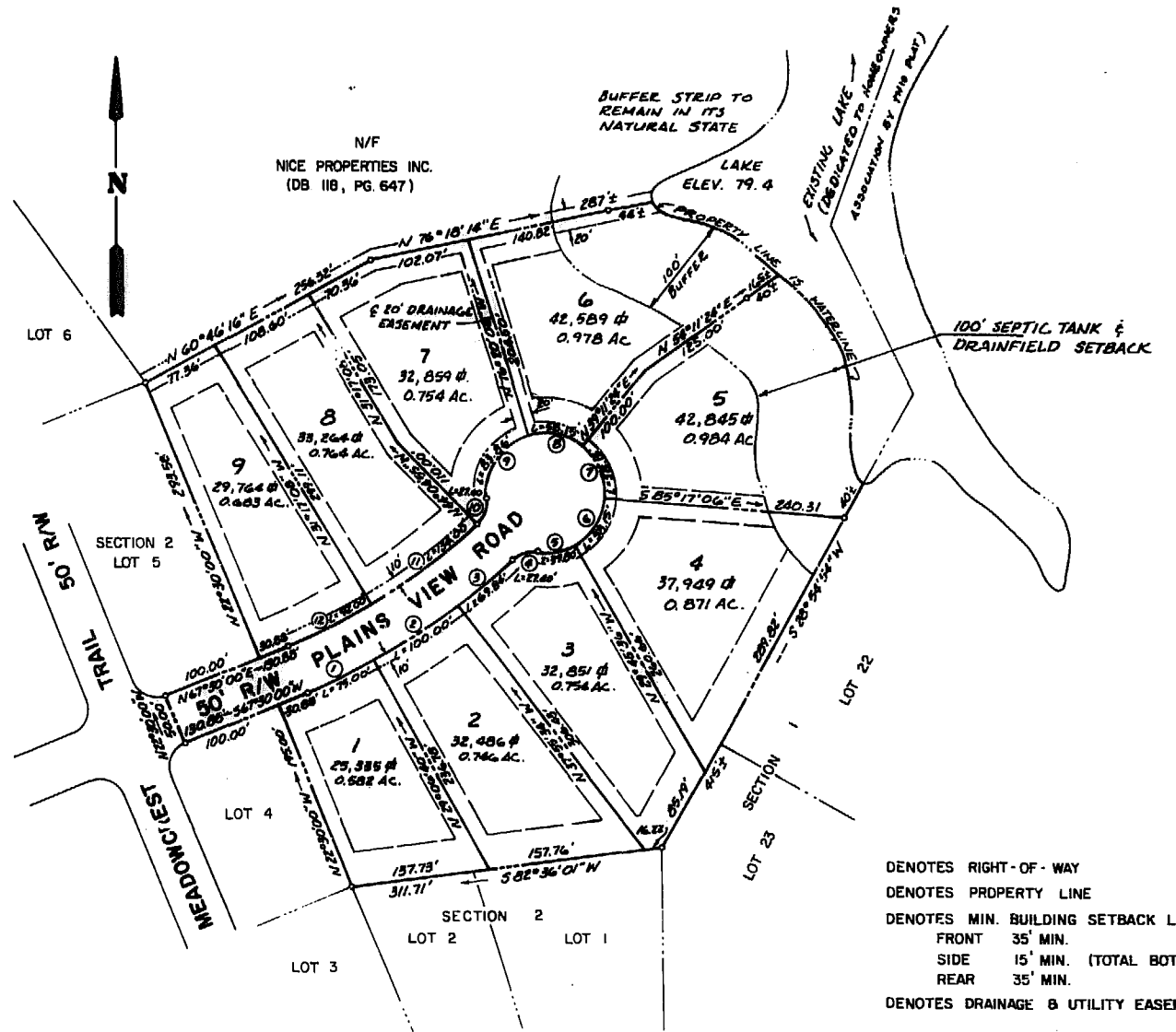
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 42 PAGE 81

TESTE Wilhelms S. Ward  
 BY \_\_\_\_\_ CLERK

**AREA TABULATION**

AREA OF LOTS 1-9	309,942 S.F.
AREA OF R/W	30,354 S.F.
TOTAL AREA SECTION 3A	340,296 S.F.

NOTE: ALL UTILITIES TO BE INSTALLED UNDERGROUND.



--- DENOTES RIGHT-OF-WAY  
 - - - DENOTES PROPERTY LINE  
 - - - DENOTES MIN. BUILDING SETBACK LINE  
 FRONT 35' MIN.  
 SIDE 15' MIN. (TOTAL BOTH SIDES 35')  
 REAR 35' MIN.  
 --- DENOTES DRAINAGE & UTILITY EASEMENT



**CURVE DATA**

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	08°36'40"	650.00'	75.00'	37.94'	74.96'	S 64°11'40"W
2	08°45'54"	650.00'	100.00'	50.10'	99.90'	S 56°28'53"W
3	06°09'21"	650.00'	69.84'	34.95'	69.80'	S 46°59'46"W
4	52°19'48"	30.00'	27.40'	14.74'	26.46'	S 72°04'59"W
5	38°00'30"	60.00'	39.80'	20.66'	39.08'	S 79°18'39"W
6	55°31'30"	60.00'	58.15'	31.58'	55.90'	S 32°28'39"W
7	55°31'30"	60.00'	58.15'	31.58'	55.90'	S 23°02'51"E
8	55°31'30"	60.00'	58.15'	31.58'	55.90'	S 78°34'21"E
9	80°04'37"	60.00'	83.86'	52.0'	72.20'	N 33°31'55"E
10	52°19'48"	30.00'	27.40'	14.74'	26.46'	N 19°45'11"E
11	12°47'47"	600.00'	134.00'	67.25'	133.75'	N 52°18'53"E
12	08°47'08"	600.00'	92.00'	46.01'	91.91'	N 63°06'26"E

84-30

1 of 1

**DJG** THE ENGINEERING JOHNSON & JOHNSON ENGINEERS ARCHITECTS SURVEYORS

DATE \_\_\_\_\_ DESIGNED LMP DRAWN TCS CHECKED LDE

REVISED: 3/28/86  
 REVISED: 6/02/86

2:45pm  
 Recorded 13th day of June 1986  
 in P. B. No. 805, page 42  
Wilhelms S. Ward Clerk

PLAT  
**MIRROR LAKE ESTATES**  
 SECTION 3A  
 BEECHWOOD COMPANY - OWNER/DEVELOPER  
 JAMES CITY COUNTY VIRGINIA