



OWNERS CONSENT & DEDICATION
 THIS SUBDIVISION AS APPEARS ON THIS PLAT IS WITH 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, B. E. ... A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, 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 AFORESAID GIVEN UNDER MY HAND THIS 19th DAY OF April 1986

MY COMMISSION EXPIRES April 1, 1988
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

CERTIFICATE OF APPROVAL
 THIS SUBDIVISION KNOWN AS _____ IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD
 DATE 4-15-86 BY G. H. Hall
 DATE 4-15-86 BY [Signature]
 DATE 4-15-86 BY [Signature]

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____ 1986
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
 TESTE _____
 BY _____ CLERK

STATE OF VIRGINIA, JAMES CITY COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF _____ 1986
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____ PAGE _____
 TESTE _____
 BY _____ CLERK

84-30
 1 of 2

 THE DEYOUNG-JOHNSON GROUP INC
 ENGINEERS ARCHITECTS SURVEYORS
 P. O. BOX 107 WILMINGTON, VIRGINIA 23187 804-253-0673

AREA TABULATION

LOTS 10 - 48	1,127,992 S.F.	N/F
RIGHT-OF-WAY AREA	156,306 S.F.	NICE PROPERTIES INC (DB 118, PG. 647)
SECTION 3B TOTAL AREA	1,284,298 S.F.	



CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN	CHORD	CH. BEARING
1	29°56'41"	300.00	156.80	80.23	153.02	N37°28'22"E
2	12°18'13"	300.00	64.42	32.54	64.30	N50°35'57"E
3	06°04'00"	425.00	45.00	22.52	44.98	N41°43'00"E
4	13°36'32"	425.00	100.95	50.71	100.71	N51°52'44"E
5	13°49'28"	425.00	102.54	51.52	102.30	N38°09'44"E
7	18°08'02"	375.00	118.03	59.51	117.55	S40°16'01"W
8	15°27'58"	375.00	101.22	50.92	100.92	S57°01'01"W
9	30°00'00"	25.00	39.27	25.00	39.36	N70°15'00"W
10	30°00'00"	25.00	39.27	25.00	39.36	S19°45'00"W
11	10°38'30"	350.00	45.01	22.60	64.91	S59°25'45"W
12	14°36'22"	350.00	89.22	44.84	88.96	S46°48'20"W
13	17°00'08"	350.00	103.84	52.81	103.48	S31°00'03"W
14	08°45'46"	325.00	49.70	24.90	49.64	N28°07'08"E
15	15°49'00"	325.00	89.72	45.15	89.45	N11°49'45"E
16	24°42'27"	325.00	140.15	71.18	139.01	N08°25'59"N
17	81°47'12"	25.00	35.69	21.65	32.78	N20°06'24"E
18	04°52'30"	850.00	72.32	36.18	72.30	N63°14'15"E
19	08°52'30"	25.00	38.78	24.51	39.01	S48°41'15"E
21	81°47'12"	25.00	35.69	21.65	32.78	N78°06'24"W
22	07°47'12"	325.00	44.17	22.12	44.12	N41°06'24"W
23	32°07'00"	275.00	154.15	79.16	152.14	S28°54'36"E
24	32°07'00"	275.00	134.15	79.16	132.14	S08°10'30"W
25	09°16'00"	275.00	64.48	32.29	64.43	S23°57'00"W

(SEE SHEET 2 OF 2 FOR REMAINDER OF SECT. 3B)

--- 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



NOTE ALL UTILITIES TO BE INSTALLED UNDERGROUND.

REVISED 3/28/86
 REVISED 4/21/86
 REVISED 4/30/86
 REVISED 6/30/86
 Recorded _____ day of _____ 1986
 in _____
 P. B. No. _____ pages 244
 _____ Clerk

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