

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 9th day of August, 1988.

State Certified Land Surveyor

OWNER'S CERTIFICATE

This subdivision of property as shown hereon is with the free consent and in accordance with the desires of the undersigned Owner.

By: David M. Murray, Pres

Attest: Secretary

STATE OF VIRGINIA, COUNTY OF JAMES CITY TO WIT:

I, Joyce H. Johnson a Notary Public in and for the City and State aforesaid do hereby certify that DAVID M. MURRAY

whose names are signed to the foregoing writing bearing date of the 9th day of August have acknowledged the same before me in my City and State aforesaid.

Given unto my hands this 15th day of August, 1988.

Notary Public

My commission expires June 12, 1989

STATE OF VIRGINIA, COUNTY OF JAMES CITY In the clerk's office of the circuit court of the County of James City this 5 day of August, 1988. The map shown hereon was presented and admitted to the record as the law directs.

Teste: William Sward, Clerk

Plat Book: 50 Page: 15

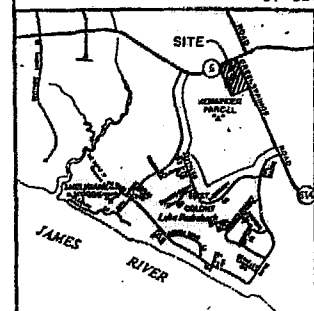
CERTIFICATE OF APPROVAL

This subdivision known as BERKELEY'S GREEN PHASE TWO Subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

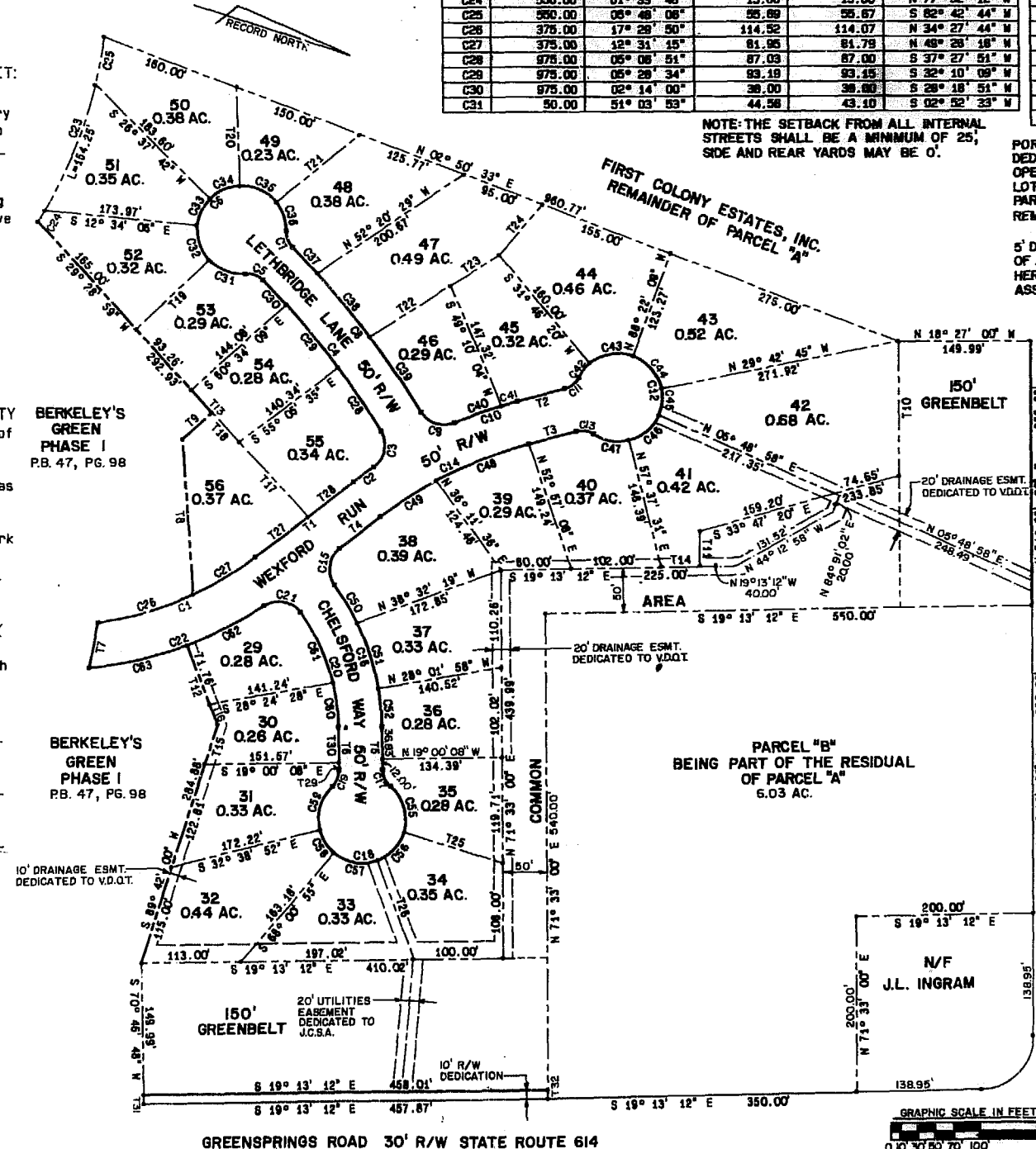
Date 8-17-88 Highway Engineer J.D. Hall

Date 8-17-88 Health Officer Allen L. Knapp

Date 12/29/88 Agency or Representative of Governing Body Allen L. Knapp



VICINITY MAP



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	375.00	30° 01' 08"	198.47	194.23	N 40° 43' 22" W
C2	525.00	03° 04' 42"	28.21	28.20	N 54° 11' 35" W
C3	30.00	87° 19' 39"	45.72	41.42	S 83° 41' 03" W
C4	978.00	12° 48' 26"	218.22	217.77	S 33° 36' 34" W
C5	25.00	48° 51' 19"	21.79	21.07	S 02° 18' 14" W
C6	50.00	278° 20' 21"	241.15	88.89	N 84° 29' 13" W
C7	25.00	48° 38' 44"	20.35	19.80	N 50° 21' 38" E
C8	1025.00	13° 17' 57"	237.82	237.39	N 33° 41' 12" E
C9	30.00	81° 38' 11"	42.73	39.21	N 00° 27' 48" W
C10	525.00	08° 08' 10"	74.70	74.84	N 37° 11' 20" W
C11	25.00	48° 11' 23"	21.03	20.41	N 57° 12' 24" W
C12	50.00	274° 22' 46"	241.15	86.67	N 56° 53' 17" E
C13	25.00	48° 11' 23"	21.03	20.41	S 08° 01' 01" E
C14	475.00	22° 37' 11"	187.53	186.31	S 44° 25' 19" E
C15	50.00	88° 03' 35"	46.83	42.08	N 79° 44' 17" E
C16	274.79	35° 47' 22"	171.64	168.87	N 53° 06' 11" E
C17	25.00	48° 11' 23"	21.03	20.41	N 48° 54' 10" E
C18	50.00	278° 22' 46"	241.15	86.67	S 18° 00' 08" E
C19	25.00	48° 11' 23"	21.03	20.41	N 84° 54' 27" W
C20	224.79	35° 30' 48"	139.33	137.11	S 53° 14' 29" W
C21	30.00	87° 40' 58"	45.81	41.56	S 08° 21' 24" E
C22	425.00	28° 42' 53"	213.00	210.77	S 37° 50' 26" E
C23	550.00	23° 25' 59"	224.94	223.38	N 88° 28' 19" W
C24	550.00	01° 33' 48"	15.00	15.00	N 77° 32' 12" W
C25	550.00	08° 48' 08"	95.69	95.67	S 82° 42' 44" W
C26	375.00	17° 29' 50"	114.52	114.07	N 34° 27' 44" W
C27	375.00	12° 31' 15"	81.95	81.79	N 48° 28' 18" W
C28	975.00	05° 06' 51"	87.03	87.00	S 37° 27' 51" W
C29	975.00	05° 28' 34"	83.19	83.15	S 32° 10' 09" W
C30	975.00	02° 14' 00"	38.00	38.00	S 28° 18' 51" W
C31	50.00	51° 03' 53"	44.56	43.10	S 02° 52' 33" W

NOTE: THE SETBACK FROM ALL INTERNAL STREETS SHALL BE A MINIMUM OF 25', SIDE AND REAR YARDS MAY BE 0'.

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C32	50.00	49° 01' 25"	42.78	41.49	S 52° 55' 12" W
C33	50.00	39° 11' 47"	34.21	33.54	N 82° 58' 12" W
C34	50.00	43° 07' 06"	37.83	36.75	N 41° 46' 45" W
C35	50.00	53° 13' 02"	45.44	44.79	N 06° 21' 19" E
C36	50.00	40° 43' 08"	35.53	34.79	N 59° 19' 24" E
C37	1025.00	02° 17' 31"	41.00	41.00	N 37° 57' 58" E
C38	1025.00	05° 14' 50"	93.87	93.84	N 31° 57' 08" E
C39	1025.00	05° 43' 36"	103.04	103.00	N 37° 27' 23" E
C40	525.00	06° 04' 45"	55.70	55.58	N 38° 13' 34" W
C41	525.00	02° 04' 25"	19.00	19.00	N 34° 08' 55" W
C42	50.00	23° 04' 25"	20.14	20.00	N 68° 45' 53" W
C43	50.00	58° 51' 30"	52.24	49.89	N 22° 17' 55" W
C44	50.00	58° 39' 24"	51.19	48.98	S 30° 57' 33" W
C45	50.00	35° 31' 44"	31.00	30.51	S 78° 03' 06" W
C46	50.00	51° 48' 33"	45.21	43.69	S 58° 16' 45" E
C47	50.00	47° 27' 09"	41.41	40.24	S 08° 38' 55" E
C48	475.00	13° 33' 48"	112.45	112.18	S 38° 53' 37" E
C49	475.00	09° 03' 22"	75.08	75.00	S 51° 12' 13" E
C50	274.79	10° 25' 24"	50.07	50.00	N 40° 25' 42" E
C51	274.79	18° 19' 08"	78.26	78.00	N 53° 48' 28" E
C52	274.79	09° 01' 50"	43.31	43.27	N 66° 28' 57" E

PORTION SUBDIVIDED DEDICATED R/W OPEN SPACE LOTS PARCEL "B" REMAINDER PARCEL "A"

5' DRAINAGE EASEMENT LOCATED BOTH SIDES OF ALL SIDE AND REAR PROPERTY LINES HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION.

LABEL	BEARING	DISTANCE
T1	N 55° 43' 36" W	141.13
T2	N 33° 06' 40" W	55.91
T3	S 33° 06' 41" E	55.91
T4	S 55° 43' 57" E	59.18
T5	N 70° 59' 52" E	48.83
T6	S 70° 59' 52" W	48.83
T7	S 82° 42' 05" W	52.36
T8	S 68° 00' 03" W	176.48
T9	N 80° 31' 01" W	45.00
T10	N 71° 33' 00" E	153.00
T11	N 70° 46' 48" E	40.00
T12	S 50° 56' 55" W	96.76
T13	S 29° 28' 59" W	79.65
T14	S 59° 13' 12" E	43.00
T15	S 89° 42' 00" W	47.07
T16	S 50° 56' 55" W	25.00
T17	S 29° 28' 59" W	115.02
T18	S 29° 28' 59" W	44.98
T19	S 61° 35' 31" E	114.39
T20	S 89° 44' 48" W	142.00
T21	N 57° 02' 10" W	122.28
T22	N 50° 42' 59" W	108.00
T23	N 50° 42' 59" W	84.48
T24	N 67° 49' 40" W	75.92
T25	N 00° 52' 35" W	116.50
T26	N 51° 20' 48" E	120.06
T27	N 55° 43' 56" W	74.90
T28	N 55° 43' 56" W	66.24
T29	S 70° 59' 52" W	8.00
T30	S 70° 59' 52" W	40.83
T31	S 70° 46' 48" W	10.00
T32	S 71° 33' 00" W	10.00

REFERENCE PB 36, PG. 38

NOTE: THE PROPERTY EMBRACED BY THIS SUBDIVISION SHALL BE SUBJECT BY ANNEXATION TO THE "DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS" AS RECORDED IN D.B. 390, PG. 264 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT JAMES CITY COUNTY, VIRGINIA.

10-12-88
Revised 5/29/89
D.B. 461 page 15
William Sward

PLAT OF
BERKELEY'S GREEN
SECTION TWO
BEING A SUBDIVISION OF PROPERTY OF
FIRST COLONY ESTATES, INC.
(D.B. 275 PG. 719)
COUNTY OF JAMES CITY, VIRGINIA
SCALE: 1"= 100' DATE: APRIL 22, 1988
LANGLEY AND McDONALD, P.C.
ENGINEERS-PLANNERS-SURVEYORS
VIRGINIA BEACH - WILLIAMSBURG, VIRGINIA

