

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

DATE: MAY 23, 1990 NAME: C. Lewis Waltrip II

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City, I, Donna Waltrip Coulter, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, TO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 23RD DAY OF May, 1990. MY COMMISSION EXPIRES August 27, 1995.
Donna Waltrip Coulter
SIGNATURE

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY MURRAY A. STROBEL ET AL TO C. LEWIS WALTRIP II DATED SEPT 12, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 45, PAGE 56.

CERTIFICATE OF APPROVAL

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

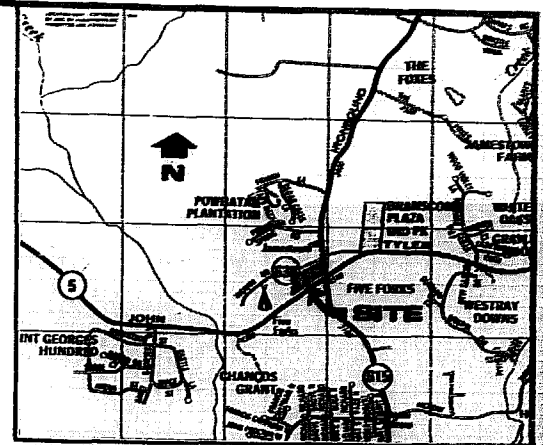
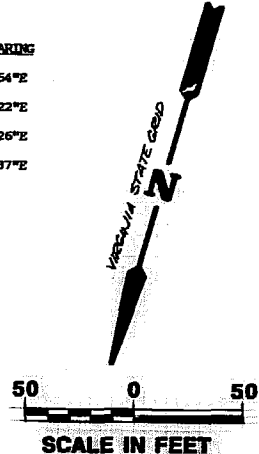
DATE: 5/24/90 NAME: F. N. Hall
DATE: 5/24/90 NAME: Alan Day
DATE: 6/22/90 NAME: [Signature]

ENGINEER OR SURVEYOR'S CERTIFICATE

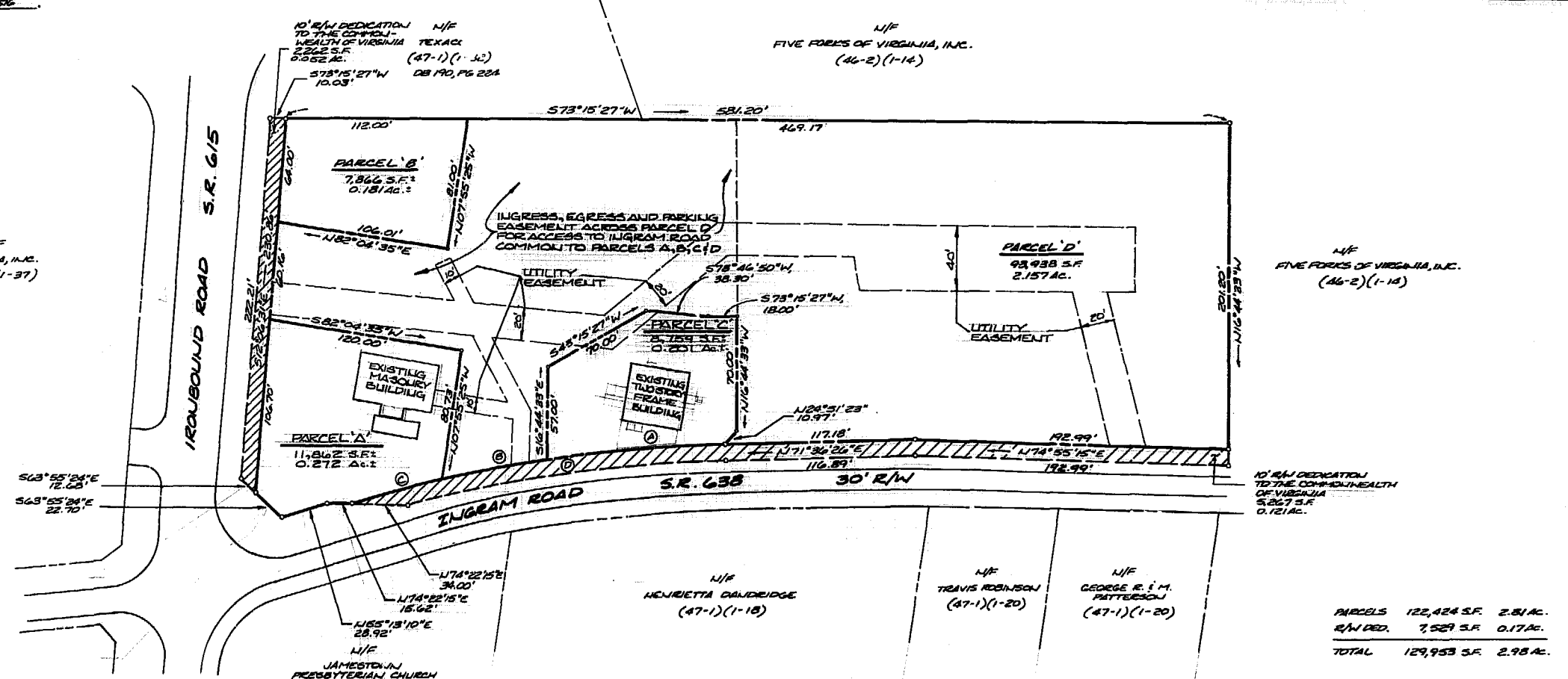
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLETES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: MAY 14, 1990 NAME: G. T. Wilson, Jr.
G. T. WILSON, JR. C.L.S.

MARK	BEARING	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	07°15'03"	869.21'	110.00'	55.07'	109.93'	N67°58'54"E
B	04°24'02"	869.21'	66.76'	33.40'	66.74'	N62°09'22"E
C	03°45'49"	869.21'	57.10'	28.56'	57.09'	N58°04'26"E
D	13°15'37"	859.21'	198.85'	99.87'	198.41'	N64°58'37"E



LOCATION MAP SCALE: 1"=200'



PARCELS	122,424 S.F.	2.81 AC.
R/W DED.	7,529 S.F.	0.17 AC.
TOTAL	129,953 S.F.	2.98 AC.

CHESAPEAKE BAY ACT NOTICE

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VR-173-02-01) and any local ordinances adopted pursuant thereto. These regulations and ordinances may place additional requirements on lots recorded after September 30, 1989, and may limit development of lots. Owners should familiarize themselves with the regulations and ordinances and are encouraged to contact the James City County Director of Code Compliance for more information.

NOTE: ALL PARCELS INCLUDED IN THIS SUBDIVISION ARE SERVED BY PUBLIC WATER & SEWER SYSTEMS.

11:10 AM
Recorded 26 day of JUNE, 1990
in
B.B. No. 479 pages 11
[Signature] Clerk

- NOTES: 1. PROPERTY IS ZONED B-1, GENERAL BUSINESS DISTRICT.
 2. THE ONLY ACCESS FOR PARCELS A, B & C IS LIMITED THROUGH PARCEL D TO INGRAM ROAD.
 3. NO DIRECT ACCESS TO INGRAM ROAD OR IRONBOUND ROAD SHALL BE ALLOWED FROM PARCELS A, B & C.
 4. BUILDING SETBACKS:
 FRONT: 50'
 SIDE: 20'
 REAR: 20'

REFERENCES: DB 39/125
 PB 3/17
 PB 23/4
 HWY. PB 5/248

NOTE: INTERIOR LINES OF PARCELS A, B & C ARE NOT SUBJECT TO THE SIDE AND REAR SETBACK REQUIREMENTS



AES, a professional corporation
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23185
 (804) 253-0040
 Engineering, Planning, Surveying

POWhatan OFFICE PARK SUBDIVISION
 SHOWING 4 PARCELS CONTAINING 2.81 AC.± IN THE NAME OF **C. LEWIS WALTRIP II**
 JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed HWP	Drawn RHS
Scale 1"=50'	Date MAY 1990
Project No. 7309	
Drawing No. PLAT	