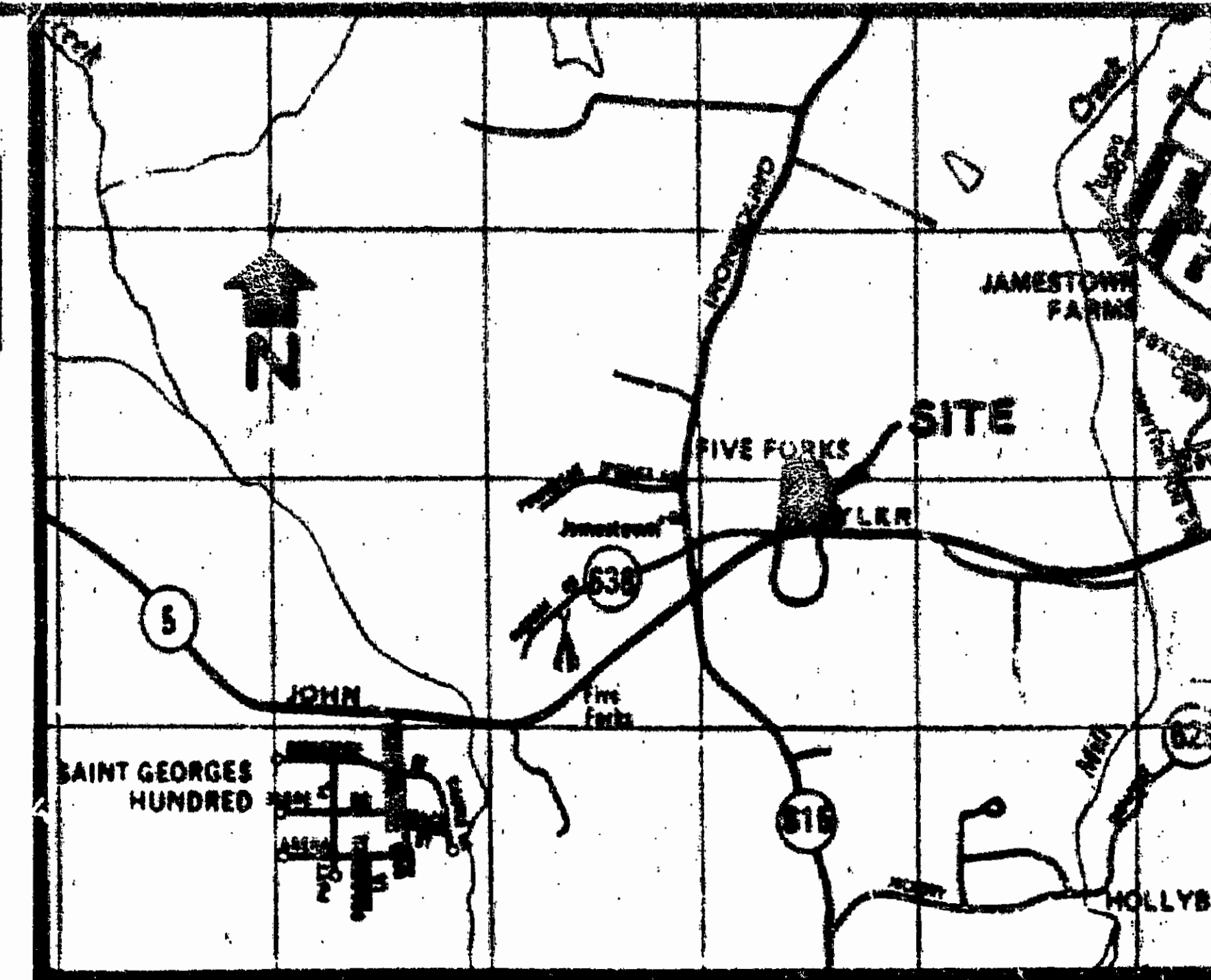


R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	79° 53' 20"	25.00'	34.86'	20.74'	32.10'	N44° 49' 47" E
2	153° 58' 54"	175.00'	524.06'	844.03'	379.97'	N81° 52' 34" E
3	21° 58' 05"	175.00'	74.77'	37.85'	74.31'	S10° 08' 54" E
4	70° 00' 00"	25.00'	39.27'	25.00'	35.36'	S44° 09' 51" E
5	70° 00' 00"	25.00'	39.27'	25.00'	35.36'	N45° 50' 11" E
6	21° 58' 05"	145.00'	55.57'	28.14'	55.25'	N10° 08' 54" W
7	153° 58' 54"	145.00'	389.07'	627.62'	282.56'	S81° 52' 34" W
8	75° 20' 05"	25.00'	41.60'	27.44'	36.96'	S42° 46' 56" E
9	04° 46' 35"	1,185.92'	78.86'	49.46'	78.83'	S87° 09' 44" W
10	16° 50' 08"	145.00'	42.60'	21.46'	42.45'	S12° 42' 54" E
11	05° 07' 58"	145.00'	12.99'	6.50'	12.98'	S01° 43' 43" E

CURVE TABLE

DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	
A	05° 25' 39"	1,185.92'	119.24'	59.67'	119.19'	S81° 53' 37" W
B	01° 17' 07"	1,185.92'	26.61'	13.31'	26.61'	S89° 48' 29" E
C	11° 56' 01"	1,170.92'	243.88'	122.38'	243.44'	S84° 52' 09" W



OWNER'S CERTIFICATE

THE RESUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

7-25-90 DATE
 Henry S. Branscome
 HENRY S. BRANSCOME
 7/25/90 DATE
 Lavelle M. Branscome
 LAVELLE M. BRANSCOME AKA. IIA L. BRANSCOME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
 CITY/COUNTY OF Williamsburg I, Adrienne Dyalton
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 25th DAY OF July, 1990. MY COMMISSION EXPIRES 3-20-92
 Adrienne Dyalton
 SIGNATURE

ENGINEER OR SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH 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.
 MAY 2, 1990 DATE
 G. T. WILSON, JR. C.L.S.

CERTIFICATE OF APPROVAL

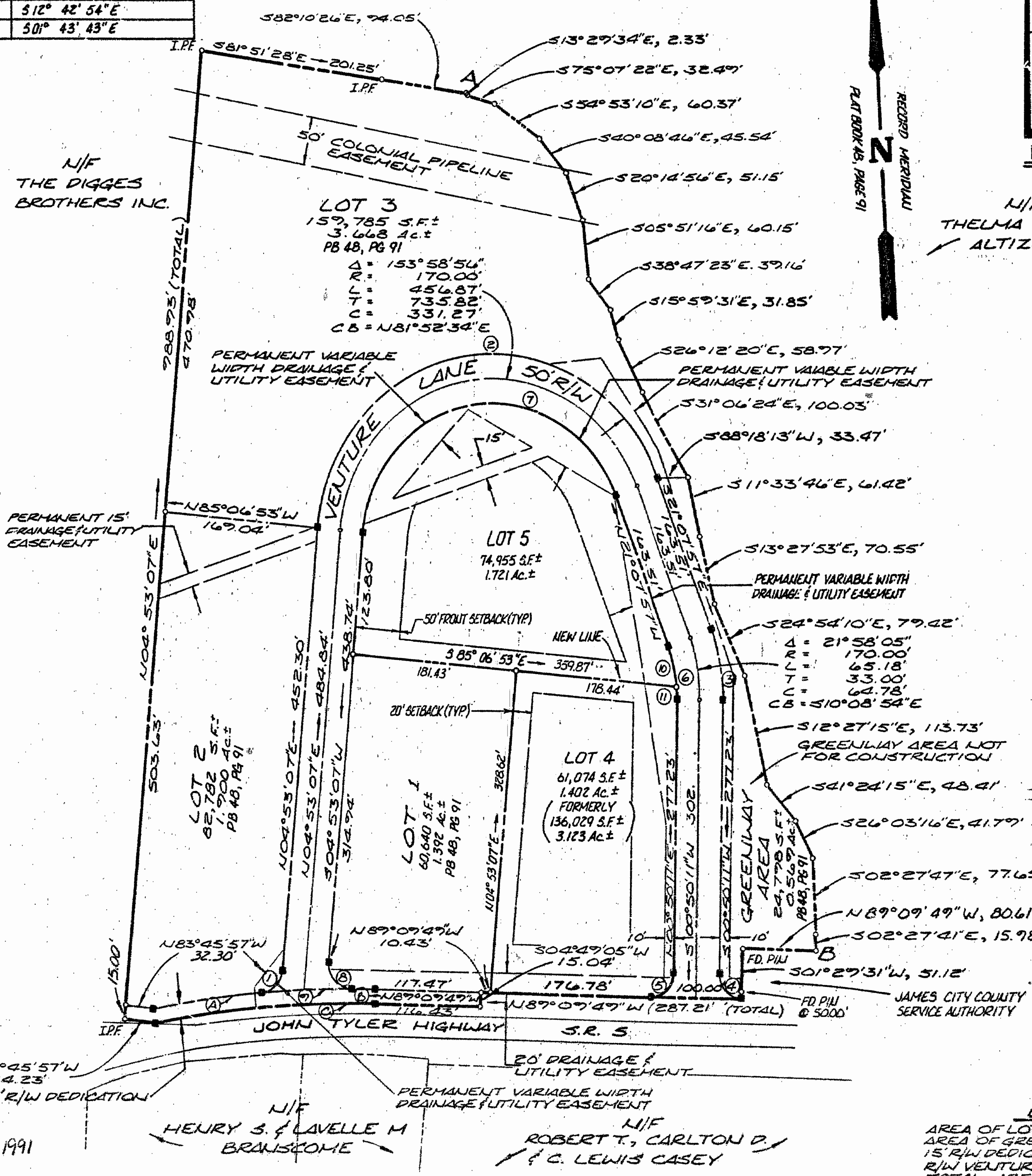
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
 7-24-90 DATE
 S. D. Hall
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 07-23-90 DATE
 Allen L. Knapp
 VIRGINIA DEPARTMENT OF HEALTH
 7/27/90 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R. T. & SARAH H. ARMISTEAD TO HENRY S. & IIA J. BRANSCOME DATED NOVEMBER 8, 1974 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 157, PAGE 421, AND BY ROBERT C. & LOUIE P. WALKER AND FRANCES S. & FRANK E. BALDWIN TO HENRY S. & LAVELLE M. BRANSCOME DATED APRIL 12, 1985 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 269, PAGE 534.

NOTE: ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER

REFERENCE: PLAT BOOK 48, PAGE 91
 851 Am.
 recorded in the City of James City, 1991
 D.B. NO. 499
 698



LOCATION MAP

N/F THELMA VAIDEN ALTIZER

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.

NOTES:
 1) BETWEEN POINTS A & B PROPERTY LINE IS CENTER OF STREAM.
 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 510201 0003A AND 0004A THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

BUILDING RESTRICTIONS
 1- PROPERTY ZONED GENERAL BUSINESS DISTRICT B-1
 2- BUILDING SETBACKS: FRONT 50' REAR 20' SIDES 20'

LAND USE SUMMARY

AREA OF LOTS	439,236 S.F.±	10.084 Ac.±
AREA OF GREENWAY	24,798 S.F.±	0.569 Ac.±
15' R/W DEDICATION	5,918 S.F.±	0.136 Ac.±
R/W VENTURE LANE	73,405 S.F.±	1.685 Ac.±
TOTAL AREA	543,357 S.F.±	12.474 Ac.±

AES, a professional corporation
 1761 Jamestown Road, Williamsburg, Va. 23185
 804-253-0040
 Engineering, Planning, Surveying

SUBDIVISION OF LOT 4
JOHN TYLER COMMERCIAL CENTER AND OFFICE PARK
 OWNER/DEVELOPER: HENRY S. BRANSCOME
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM	Drawn A.E.S.
Scale 1"=100'	Date MAY 2, 1990
Project No. 6114	
Drawing No. PLAT	

