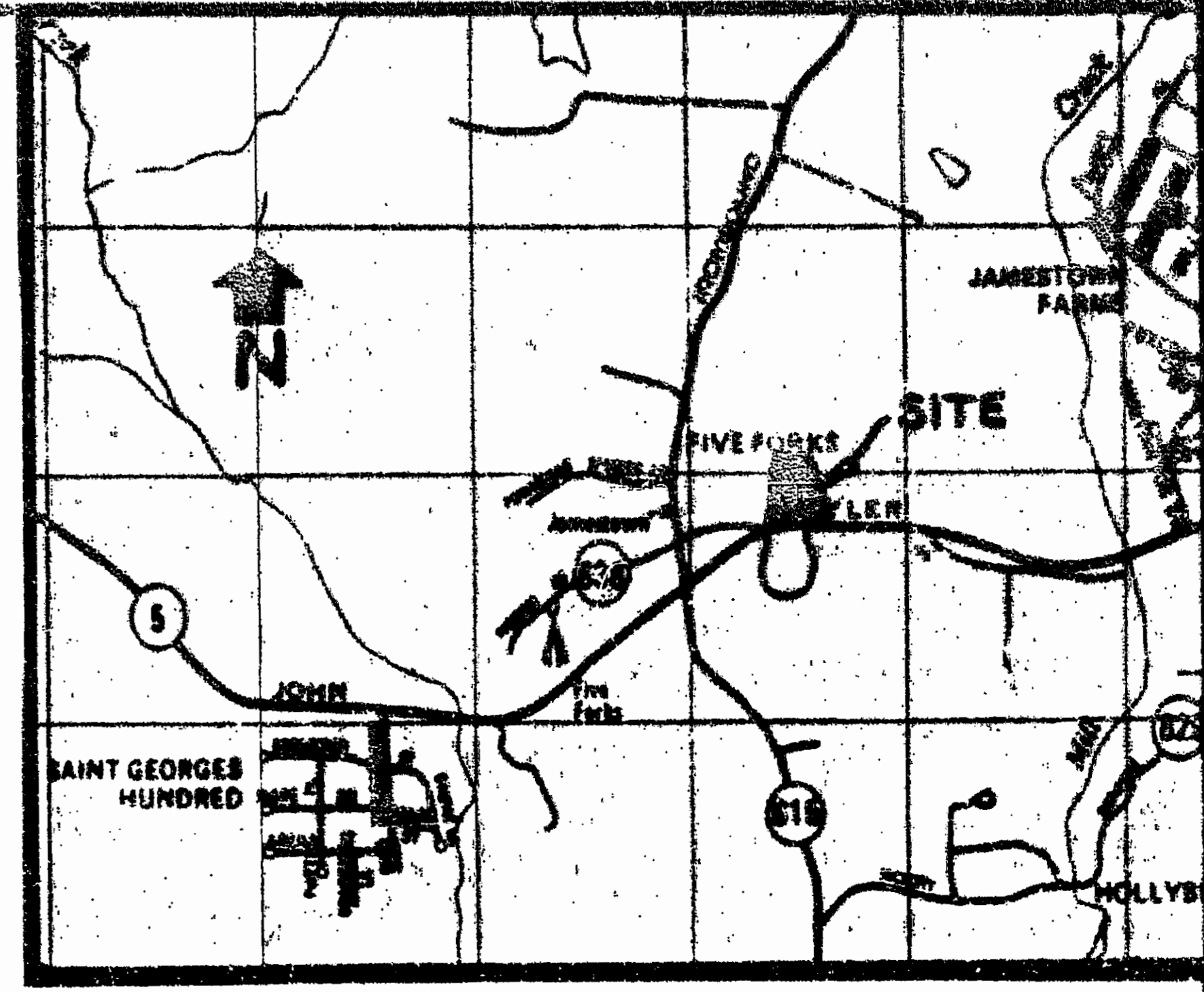


**R/W CURVE TABLE**

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' 56"	175.00	524.06	844.03	379.77	N81° 52' 34" E
3	21° 58' 05"	175.00	74.77	37.85	74.31	S10° 08' 58" E
4	90° 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' 56"	145.00	389.18	627.62	282.56	S81° 52' 34" W
8	25° 20' 05"	25.00	41.60	27.42	36.76	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' 56"	145.00	12.99	6.50	12.98	S01° 43' 43" E

**CURVE TABLE**

	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
A	05° 45' 39"	1,185.92	119.24	59.67	119.19	S81° 53' 37" W
B	01° 17' 09"	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.

DATE: 5-9-91  
 DATE: 5/9/91  
 SIGNATURE: Henry S. Branscome  
 SIGNATURE: Lavelle M. Branscome

**CERTIFICATE OF NOTARIZATION**

STATE OF VIRGINIA  
 COUNTY OF James City I, John Wilson, Jr.  
 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 9th DAY OF May, 1991. MY COMMISSION EXPIRES 3/28/93  
 SIGNATURE: John Wilson, Jr.

**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.

DATE: 04/9/91  
 SIGNATURE: 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.

DATE: 6-17-91  
 SIGNATURE: J. N. Hest  
 VIRGINIA DEPARTMENT OF TRANSPORTATION

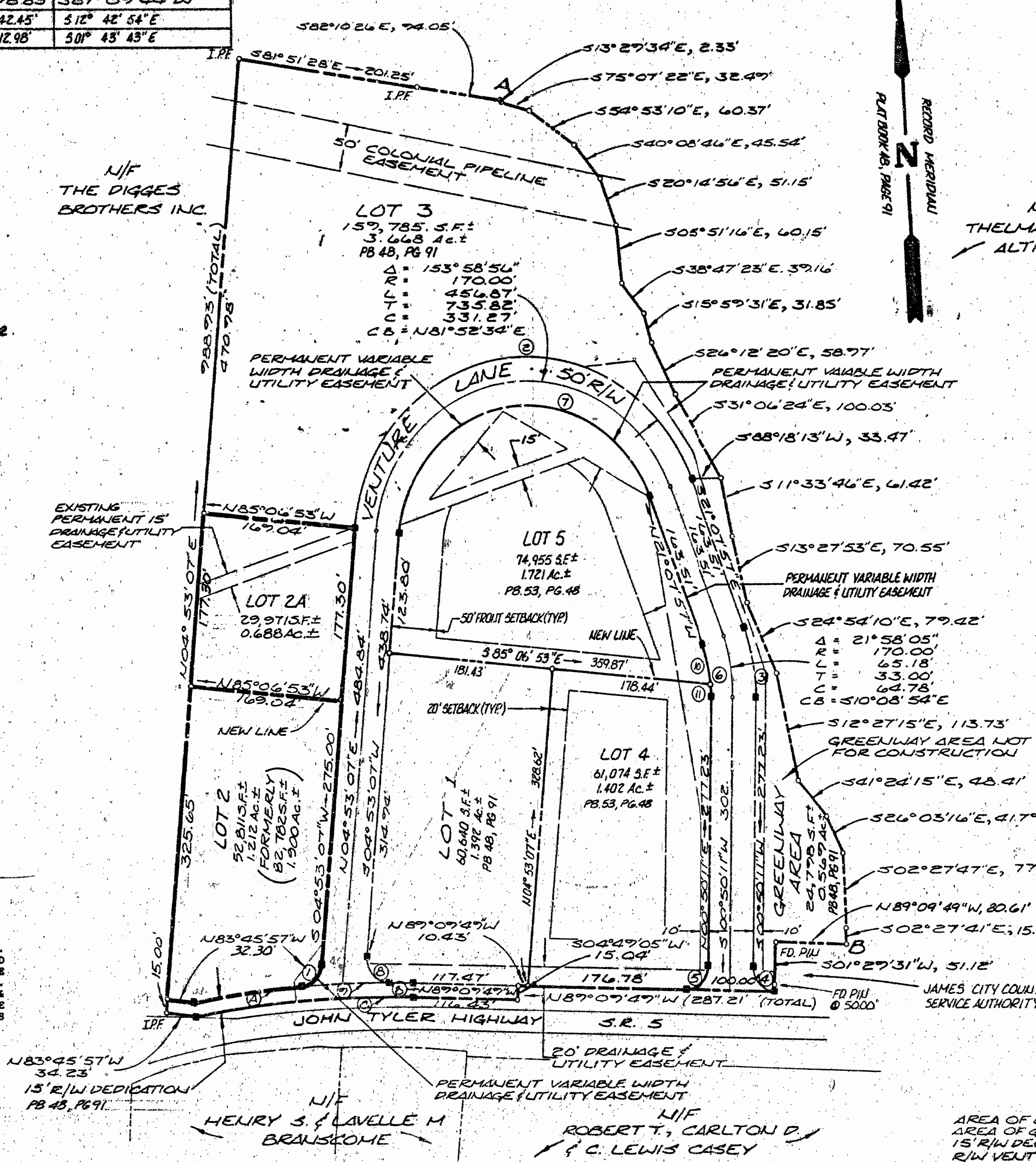
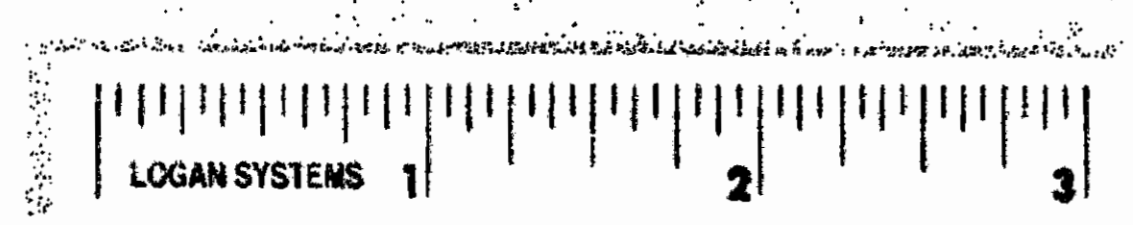
DATE: 6/2/91  
 SIGNATURE: [Signature]  
 VIRGINIA DEPARTMENT OF HEALTH

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.T. & SARAH H. ARMISTEAD TO HENRY S. & LILA L. 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

REFERENCES: PLAT BOOK 48, PAGE 91  
 PLAT BOOK 53, PAGE 48



**LOCATION MAP**

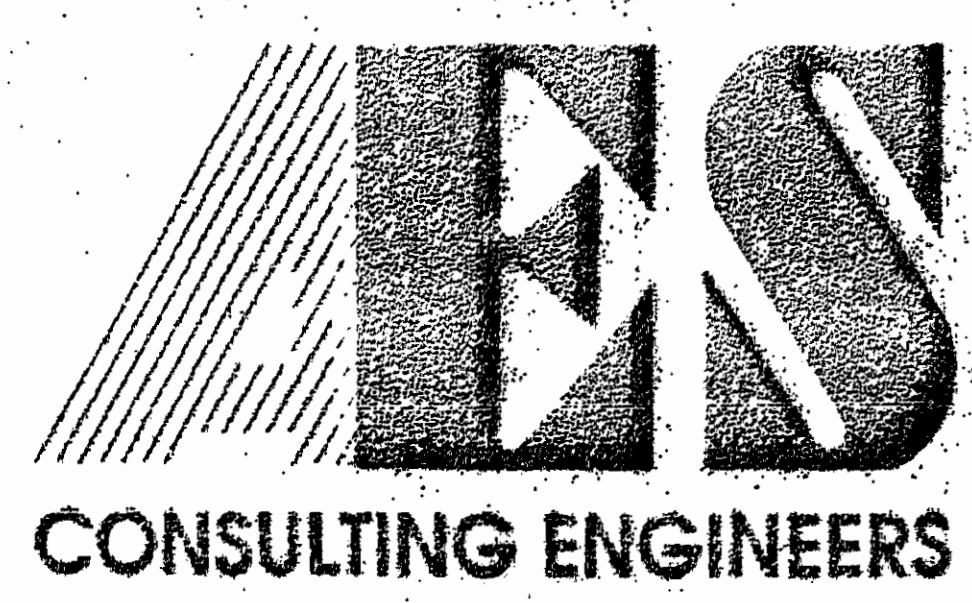
NIF THELMA VAIDEN / ALTIZER

- NOTES:**
- BETWEEN POINTS A & B PROPERTY LINE IS CENTER OF STREAM.
  - 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 IS ZONED GENERAL BUSINESS DISTRICT B-1  
 2- BUILDING SETBACKS: FRONT 50' REAR 20' SIDES 20'

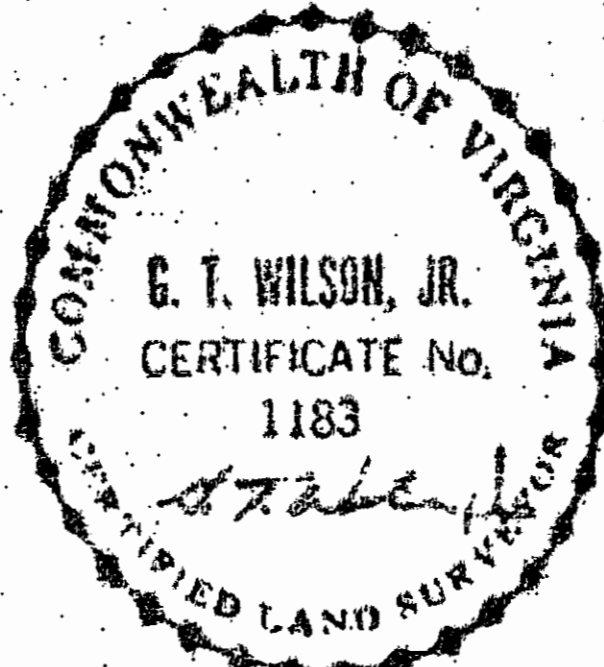
**LAND USE SUMMARY**

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. ±



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994

SUBDIVISION OF LOT 2  
**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, 1991
Project No. 6114	Drawing No. PLAT