

STATE OF VIRGINIA COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE
 COUNTY OF JAMES CITY THIS 6th DAY OF JUNE
 1994, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED
 TO THE RECORD AS THE LAW DIRECTS.

TESTE: CLERK
 PLAT BOOK 60 PAGE 8-10

PELEG'S POINT
 SECTIONS TWO & THREE
 JAMESTOWN DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 C. K. TUDOR ENGINEERS, INC.
 11524 JEFFERSON AVENUE
 NEWPORT NEWS, VIRGINIA

SCALE: 1"=100'

JUNE 6, 1994

SHEET 1 OF 3

OWNER'S CERTIFICATE
 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS
 PELEG'S POINT, SECTIONS TWO & THREE, IS WITH THE FREE CONSENT
 AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS,
 PROPRIETORS AND TRUSTEES.

6/7/94 DATE
 Richard F. Abbitt PRES.
 HILL CREEK LANDING, LTD.

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF NEWPORT NEWS
 I, ANTHONY D. BATES
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE
 AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE
 NAME IS SIGNED TO THE FOREGOING WRITING HAVE
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
 AFORESAID.
 GIVEN UNDER MY NAME THIS 7th DAY OF JUNE, 1994,
 MY COMMISSION EXPIRES JUNE 30, 1995

6/10/94 DATE
 Alvin D. Woods
 SENIOR VICE PRES.
 CENT BANK FOR SAVINGS, FSB

CERTIFICATE OF NOTARIZATION
 STATE OF VIRGINIA
 CITY/COUNTY OF NEWPORT NEWS
 I, ANTHONY D. BATES
 A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE
 AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE
 NAME IS SIGNED TO THE FOREGOING WRITING HAVE
 ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY
 AFORESAID.
 GIVEN UNDER MY NAME THIS 10th DAY OF JUNE, 1994,
 MY COMMISSION EXPIRES JUNE 30, 1995

CERTIFICATE OF SOURCE OF TITLE
 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY
 REYBOLD HOMES, INC., A DELAWARE CORPORATION, TO
 HILL CREEK LANDING, LTD., A VIRGINIA CORPORATION,
 BY DEED DATED JUNE 19, 1986 AND RECORDED IN THE OFFICE
 OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF
 JAMES CITY IN DEED BOOK 306, PAGE 709.

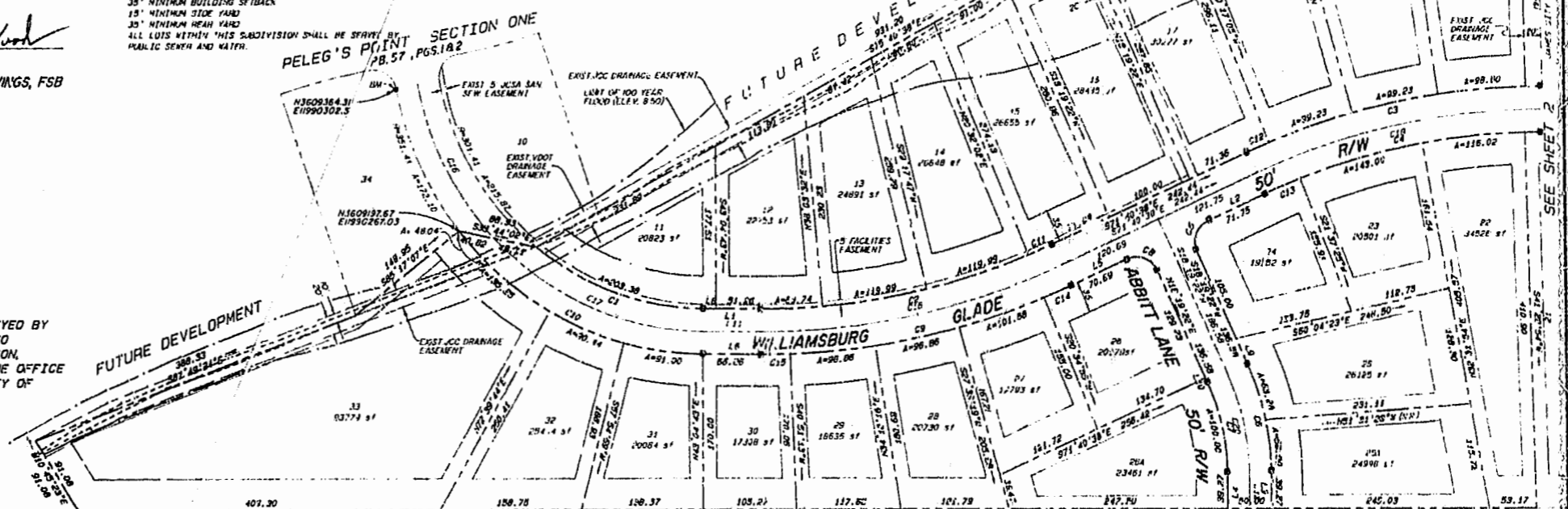
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE
 REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES
 OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE
 PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

6/6/94 DATE
 C.K. TUDOR P.E. & C.L.S.



No.	Bearing	Radius	Arc Length	Tangent	Chord	No.	Bearing	Length
1	38°39'39"	301.41	203.38	105.73	189.84 57°12'47"	1	S48°55'17"E	86.26
2	24°45'21"	784.60	339.00	172.18	338.37 58°17'58"	2	N71°40'38"W	71.75
3	24°22'44"	801.10	340.86	173.01	338.30 57°42'18"	3	S42°42'06"W	39.27
4	24°22'44"	781.10	319.59	162.21	317.18 60°28'16"W	4	N42°48'06"E	39.27
5	30°01'00"	25.00	39.27	25.00	35.36 63°18'22"W	5	N71°40'38"W	70.69
6	24°22'44"	285.03	121.28	61.57	120.38 53°30'44"W	6	S48°55'17"E	86.26
7	24°22'44"	235.03	100.00	50.77	99.27 53°30'44"W	7	S58°49'41"E	15.59
8	00°00'00"	25.00	39.27	25.00	35.36 63°18'22"W	8	S48°55'17"E	15.00
9	24°45'21"	844.60	360.61	183.18	357.81 57°12'47"	9	N71°40'38"W	31.59
10	31°38'10"	351.41	316.70	170.02	307.08 63°18'22"W	10	N71°40'38"W	7.35
11	2°12'40"	784.60	30.78	15.14	11.28 57°14'18"W	11	S48°55'17"E	86.26
12	1°51'43"	801.10	27.43	13.78	17.43 57°14'18"W	12	S42°42'06"W	19.27
13	3°11'03"	781.10	43.27	21.84	43.27 63°18'22"W			
14	2°15'33"	834.60	32.91	16.46	32.91 63°18'22"W			
15	2°13'30"	834.60	32.41	16.21	32.41 63°18'22"W			
16	32°31'14"	326.41	180.86	98.30	189.25 51°20'50"W			
17	18°10'32"	326.41	285.09	159.14	286.00 59°49'58"W			
18	24°45'21"	809.60	349.00	177.68	347.09 55°17'59"W			
19	24°22'44"	776.10	330.23	167.63	327.72 59°29'16"W			
20	24°22'44"	280.03	110.64	56.17	109.81 53°30'44"W			

NOTES:
 ELEVATION CONTROL
 PELEG'S POINT BENCHMARK - 0.89' JAMES CITY COUNTY
 GEODETIC CONTROL NETWORK (1989 DATUM)
 DESIGNING ELEVATION
 PELEG'S POINT ROTATED COUNTER-CLOCKWISE 08 43'15" =
 JAMES CITY COUNTY GEODETIC CONTROL NETWORK
 ZONED R-1
 35' MINIMUM BUILDING SETBACK
 15' MINIMUM SIDE YARD
 35' MINIMUM REAR YARD
 ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY
 PUBLIC SEWER AND WATER.



PAGE LANDING AT JAMESTOWN DB 50 PG 95

LEGEND

- CONCRETE MONUMENT
- BUILDING SETBACK LINE
- FACILITIES EASEMENT TRACT DEDICATED TO JAMES CITY SERVICE AUTHORITY
- DRAINAGE EASEMENT RESERVED FOR HILL CREEK LANDING, LTD.

NOTES:
 ALL R/W IS HEREBY DELEGATED TO VDOT
 VDOT WILL BE RESPONSIBLE FOR STORMWATER
 DETENTION BASIN OR STRUCTURES.
 ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY
 PUBLIC WATER AND SEWER.
 ZONED R-1
 35' MINIMUM BUILDING SETBACK
 15' MINIMUM SIDE YARD
 35' MINIMUM REAR YARD
 AREA OF INDICATED R/W 2,472 AC.
 AREA OF DTB 23,559 AC.
 AREA OF OPEN SPACE 28 DURA AC.
 TOTAL AREA 53.1 AC.

CERTIFICATE OF APPROVAL

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

6/10/94 DATE
 Michael D. Taylor
 VIRGINIA DEPARTMENT OF TRANSPORTATION

6-15-94 DATE
 Virginia Department of Health

10/1/94 DATE
 SUBDIVISION AGENT OF JAMES CITY COUNTY

JOB NO. 93-249 FILE NO. 10-957

