

PLAT OF SUBDIVISION
FOR PROPERTY STANDING IN THE NAME OF
TORSION, INC.
BEING

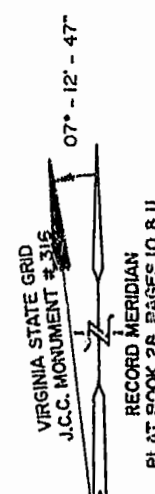
PARCEL 1
LOCATED: OFF STATE ROUTE NO. 5, JOHN TYLER HIGHWAY
JAMES CITY COUNTY, VIRGINIA
DATE: JULY 3, 1996 SCALE: 1" = 100'

GENERAL NOTES:

1. PROPERTY IS ZONES A-1
2. BUILDING SETBACKS FOR A-1
FRONT - 50' MIN.
SIDE - 15'
REAR - 35'
3. PROPERTY IS IN FLOOD ZONE "X", AREAS
DETERMINED TO BE OUTSIDE THE 500-YEAR
FLOOD PLAIN. PER COMMUNITY PANEL
510201 0030 B. PREPARED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE
DATE: FEBRUARY 6, 1991.

REFERENCES:

DEED BOOK 526, PAGE 626-638
PLAT BOOK 28, PAGES 10 & 11
DEED BOOK 195, PAGE 783
DEED BOOK 130, PAGE 608
DEED BOOK 297, PAGE 618
PLAT BOOK 54, PAGES 69-76
PLAT BOOK 24, PAGES 28A & 28B



CURVE DATA

- 1
DELTA = 15°-51'-11"
RADIUS = 2278.84'
LENGTH = 630.53'
TAN. = 317.29'
CHORD = 628.52'
CE = N 62°-54'-59" E
- 2
DELTA = 03°-43'-26"
RADIUS = 4037.49'
LENGTH = 262.42'
TAN. = 131.26'
CHORD = 262.37'
CB = N 68°-58'-51" E

N/F
TORSION, INC.
TAX MAP (44-2)(1-5)
DEED BOOK 526, PAGE 626-638
PLAT BOOK 28, PAGE 10 & 11

NEW PARCEL 1
TAX MAP (44-2)(1-5)
AREA = 11.16 ACRES +/-

N/F
GREENSPRINGS PLANTATION, INC.
TAX MAP (45-1)(1-1)
PLAT BOOK 54, PAGE 69-76

N/F
WILLIAMSBURG TASK FORCE
ON BATTERED WOMEN, INC.
TAX MAP (45-1)(1-8)
DEED BOOK 95, PAGE 544

N/F
PETER A. NUCCIO
TAX MAP (45-1)(1-5A)
DEED BOOK 195, PAGE 781
PLAT IN DEED BOOK 195, PAGE 783

N/F
RAYMOND C. & LIZAMUNDA V. RICHARDS
TAX MAP (45-1)(1-9)
DEED BOOK 97, PAGE 618

(PROPOSED RE-ALIGNMENT STATE ROUTE NO. 5)

50' COLONIAL PIPELINE EASEMENT

OWNERS' CERTIFICATE:

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT
AND KNOWN AS SUBDIVISION OF PROPERTY STANDING
IN THE NAME OF TORSION, INC. IS WITH THE FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED
OWNERS, PROPRIETORS AND OR TRUSTEES.

7/22/96 *James Mitchell*
(DATE) TORSION, INC.

CERTIFICATE OF NOTARIZATION:

STATE OF VIRGINIA
CITY - COUNTY OF YORK

I, Paul L. Wilson
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 22 DAY OF JULY
1996 MY COMMISSION EXPIRES 5-31-99

NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED
BY A.J. & L. CORPORATION TO TORSION, INC. BY DEED
DATED AUGUST 6, 1991 AND RECORDED IN THE OFFICE
OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY
IN DEED BOOK 526, PAGE 626.

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.

7-3-96 *James Mitchell*
(DATE) JAMES E. MITCHELL, LAND SURVEYOR

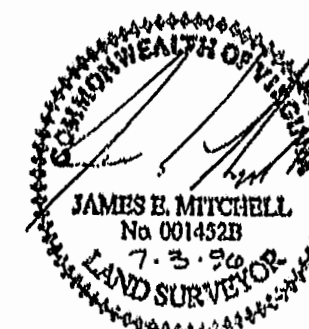
CERTIFICATE OF APPROVAL:

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

(DATE) VIRGINIA DEPARTMENT OF HEALTH

(DATE) SUBDIVISION AGENT OF JAMES CITY COUNTY

PLAT RECORDED IN
P.L. NO. 64 PAGE 91-A



PREPARED BY:
MITCHELL-WILSON ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
720 MAIN STREET, SUITE 112, 2ND FLOOR
P.O. BOX 1269
WEST POINT, VIRGINIA 23181
(804) 843-9744

9:32 AM
Recorded 4 day of Aug 1996
D.B. No. 805 Page 739
Robert J. ...

