

PLAT OF SUBDIVISION  
OF PROPERTY STANDING IN THE NAME OF  
C. C. CASEY LIMITED COMPANY  
BEING  
PARCEL 2  
LOCATED: BERKELEY DISTRICT,  
JAMES CITY COUNTY, VIRGINIA  
DATE: DECEMBER 31, 1996 SCALE: 1" = 100'

N/F  
C. C. CASEY LIMITED COMPANY  
TAX MAP (38-4)(1-7)  
DEED BOOK 598, PAGE 231  
DEED BOOK 84, PAGE 257

N/F  
PARCEL 1  
COUNTY OF JAMES CITY, VIRGINIA  
TAX MAP (38-4)(1-41)  
DEED BOOK 737, PAGE 441  
PLAT BOOK 61, PAGE 65

N/F  
C. C. CASEY LIMITED COMPANY  
RESIDUE PARCEL  
A PORTION OF TAX MAP (38-4)(1-7)  
DEED BOOK 598, PAGE 231  
DEED BOOK 84, PAGE 257  
AREA = 5.37 ACRES +/-

N/F  
C. C. CASEY LIMITED COMPANY  
RESIDUE PARCEL  
A PORTION OF TAX MAP (38-4)(1-7)  
DEED BOOK 598, PAGE 231  
DEED BOOK 84, PAGE 257  
AREA = 5.66 ACRES +/-

NEW  
PARCEL 2  
AREA = 10.257 ACRES +/-

N/F  
VIRGINIA ELECTRIC AND POWER COMPANY  
TAX MAP (38-4)(1-6)  
DEED BOOK 813, PAGE 523  
DEED BOOK 416, PAGE 11  
PLAT BOOK 65, PAGE 42

STATE ROUTE  
NO. 615  
(PROJECT 0615-047-107, C-501)  
(HIGHWAY PLAT BOOK 3, PAGES 166 & 170)

**OWNER'S CERTIFICATE:**  
THE SUBDIVISION OF LAND SHOWN  
ON THIS PLAT IS WITH THE FREE CONSENT  
AND IN ACCORDANCE WITH THE DESIRE OF THE  
UNDERSIGNED OWNERS, PROPRIETORS AND OR  
TRUSTEES.

*Michael*  
(DATE) *Robert T. Casey*  
C. C. CASEY LIMITED COMPANY

**CERTIFICATE OF NOTARIZATION:**  
STATE OF VIRGINIA

CITY-COUNTY OF YORK I,  
*Walter F. Winther* 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 14<sup>TH</sup> DAY OF  
February, 1997.

MY COMMISSION EXPIRES 9/30/00  
*Walter F. Winther*  
NOTARY

**CERTIFICATE OF SOURCE OF TITLE:**  
THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED  
BY ROBERT T. CASEY, MARILYN T. CASEY, CARLTON D.  
CASEY, ELIZABETH W. CASEY, CALVIN L. CASEY AND ERIC H.  
CASEY TO C. C. CASEY LIMITED COMPANY BY DEED DATED  
DECEMBER 17, 1992 AND RECORDED IN THE OFFICE OF THE  
CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES  
CITY IN DEED BOOK 598, PAGE

**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.

12-31-96  
(DATE) *James E. Mitchell*  
JAMES E. MITCHELL, LAND SURVEYOR

**CERTIFICATE OF APPROVAL:**  
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED  
IN ACCORDANCE WITH EXISTING SUBDIVISION  
REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/14/97 *BE Manno*  
(DATE) VIRGINIA DEPARTMENT OF  
TRANSPORTATION

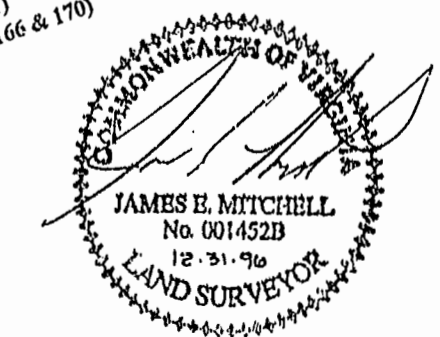
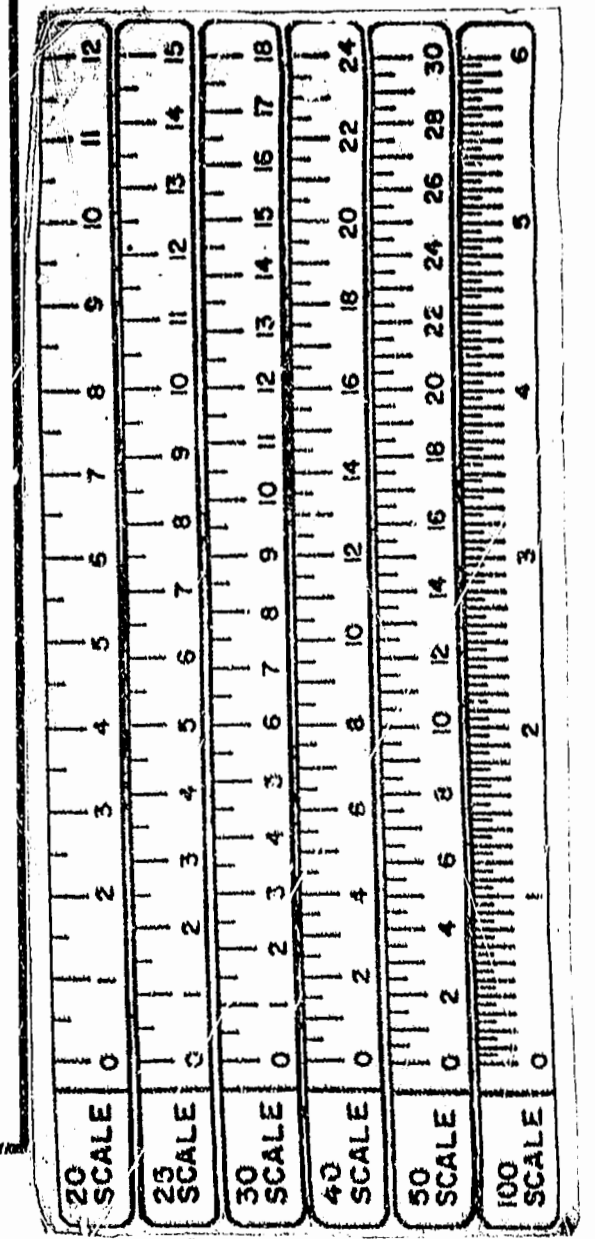
1/13/97 *James H. Bowler*  
(DATE) VIRGINIA DEPARTMENT OF  
HEALTH

1/15/97 *[Signature]*  
(DATE) SUBDIVISION AGENT OF JAMES CITY  
COUNTY

- GENERAL NOTES:**
- 1.) PROPERTY IS ZONED M-1  
BUILDING SETBACKS: FRONT - 75'  
SIDE - 20' OR 75'  
REAR - 20' OR 75' IF ADJOINING RESIDENTIAL OR  
AN AGRICULTURAL DISTRICT THAT  
IS DESIGNATED FOR FUTURE  
RESIDENTIAL
  - 2.) PROPERTY IS FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR  
FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B. PREPARED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
  - 3.) THIS NEW PARCEL IS TO BE SERVED BY PUBLIC WATER AND SEWER  
A PORTION OF TAX MAP (38-4)(1-7)

**CURVE DATA:**

1	DELTA	15°-49'-43"
	RADIUS	1016.74'
	LENGTH	280.89'
	TAN	141.34'
	CHORD	280.00'
	C. BEARING	S 65°-46'-50" W



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

1:31 PM  
Recorded 16 days January 1997  
970000 P40  
*[Signature]*