

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,
WILSON F. WINNER, 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 14TH DAY OF
February, 1997.

MY COMMISSION EXPIRES 9/30/00
Wilson F. Winner
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
(DATE) *Be Manjo*
VIRGINIA DEPARTMENT OF
TRANSPORTATION

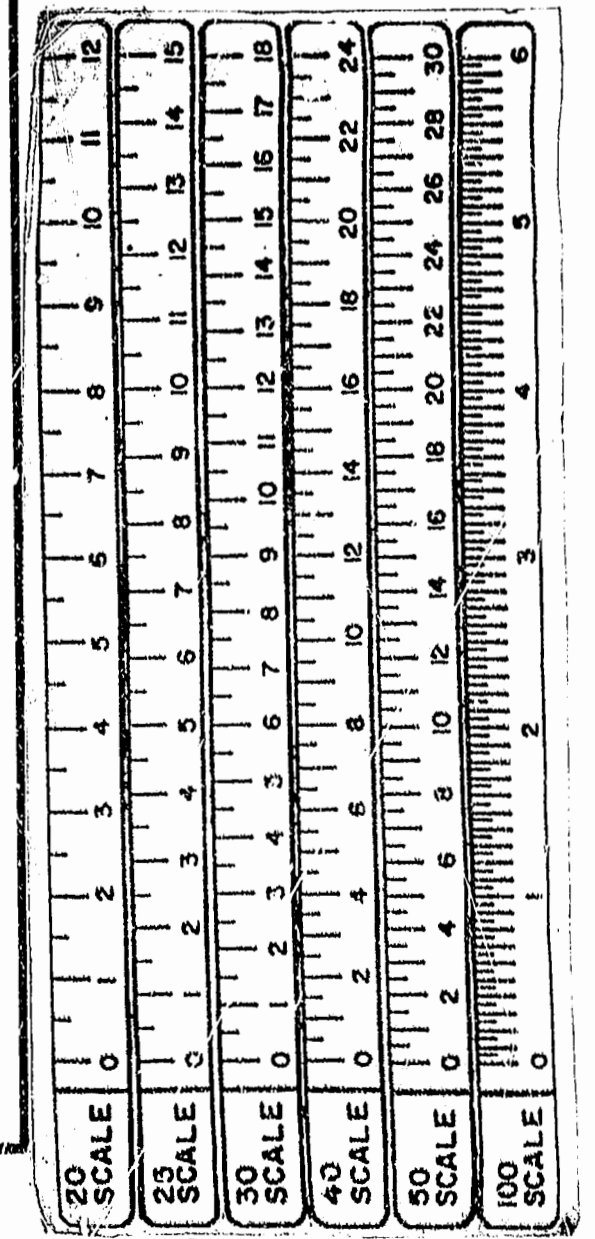
1/13/97
(DATE) *James H. Bowles*
VIRGINIA DEPARTMENT OF
HEALTH

1/15/97
(DATE) *James H. Bowles*
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 |



COMMONWEALTH OF VIRGINIA
James E. Mitchell
JAMES E. MITCHELL
No. 001452B
12-31-96
LAND SURVEYOR

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 on January 1997
DEPARTMENT # 970000 P40
Wilson F. Winner