

N/F  
ALAN R. & ANNI K. DALY  
TAX MAP (47-1)(9-22)  
DB 403, PG. 555  
PB 48, PG. 69

**REFERENCES:**  
PLAT BOOK 53, PAGE 48  
PLAT BOOK 48, PAGE 69  
PLAT BOOK 43, PAGE 95  
VDOT PROJECT NO. 0005-047-105, M-501  
VDOT PROJECT NO. 2547-01

**PLAT OF SUBDIVISION  
AND  
SANITARY SEWER EASEMENT  
OF PROPERTY STANDING IN THE NAME OF  
HENRY S. & LAVELLE M. BRANSCOME  
TO BE CONVEYED TO  
JAMES CITY COUNTY  
BEING A PORTION OF  
LOT 3, JOHN TYLER COMMERCIAL  
CENTER AND OFFICE PARK**

LOCATED: BERKELEY DISTRICT,  
JAMES CITY COUNTY, VIRGINIA  
DATE: DECEMBER 16, 1996 SCALE: 1" = 30'

**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.

3-24-97 Henry S. Branscome  
(DATE) HENRY S. BRANSCOME

3/24/97 Lavelle M. Branscome  
(DATE) LAVELLE M. BRANSCOME

**CERTIFICATE OF NOTARIZATION:**  
STATE OF VIRGINIA

CITY-COUNTY OF James City, I,  
Penny Kemp Smith, 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 24th DAY OF  
March, 1997.

MY COMMISSION EXPIRES 8-31-98

I was originally commissioned as  
Penny Y. Kemp, Notary Public

Penny Kemp Smith  
NOTARY

**CERTIFICATE OF SOURCE OF TITLE:**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED  
BY R.T. ARMISTEAD AND SARAH H. ARMISTEAD TO HENRY S.  
BRANSCOME AND LAVELLE M. BRANSCOME BY DEED 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.  
WALKER AND LOVIE P. WALKER, FRANCES S. BALDWIN AND  
FRANK E. BALDWIN TO HENRY S. BRANSCOME AND LAVELLE  
M. BRANSCOME BY DEED 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.

**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.

12-16-96 James E. Mitchell  
(DATE) 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.

4/12/97 B. M. Rodden  
(DATE) VIRGINIA DEPARTMENT OF  
TRANSPORTATION

5/29/97 Thelma Vaiden  
(DATE) VIRGINIA DEPARTMENT OF  
HEALTH

6/12/97 Helene S. Ward  
(DATE) SUBDIVISION AGENT OF JAMES CITY  
COUNTY

PROPOSED 20' DRAINAGE  
& UTILITY EASEMENT TO  
BE CONVEYED TO JAMES  
CITY COUNTY

**LOT 3**  
N/F  
HENRY S. & LAVELLE M. BRANSCOME  
TAX MAP (47-1)(13-3)  
AREA (FORMERLY) = 3.668 ACRES +/-  
(NEW) = 3.222 ACRES +/-  
DB 394, PG. 792  
DB 269, PG. 534  
DB 157, PG. 421  
PB 53, PG. 48

**LOT 3A**  
AREA = 19,414.431 S.F.  
OR 0.446 ACRES +/-

N/F  
THELMA VAIDEN ALTIZER  
TAX MAP (47-1)(1-29)  
DB 196, PG. 308  
DB 297, PG. 757

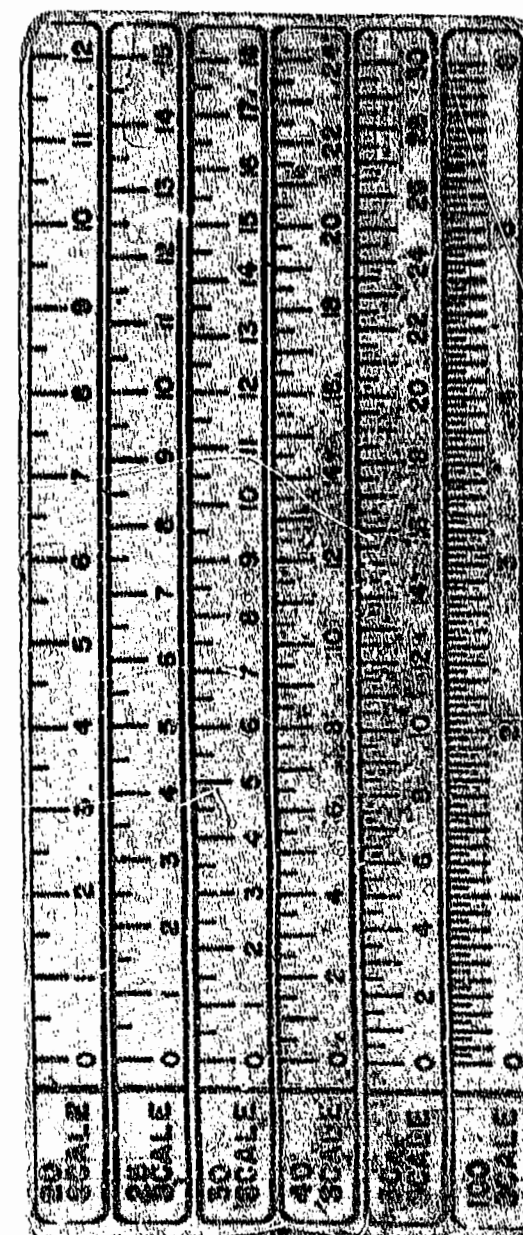
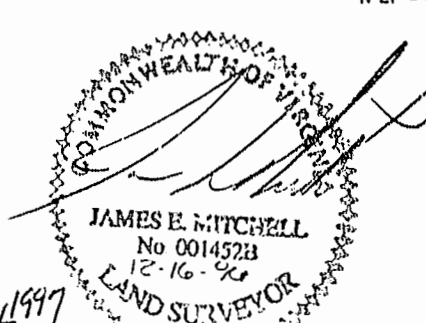
**CURVE DATA:**

1	DELTA	= 50°-43'-02"
	RADIUS	= 195.00'
	LENGTH	= 172.61'
	TAN.	= 92.42'
	CHORD	= 167.03'
	C. BEARING	= N 46°-29'-25" W
2	DELTA	= 06°-16'-27"
	RADIUS	= 195.00'
	LENGTH	= 21.35'
	TAN.	= 10.69'
	CHORD	= 21.34'
	C. BEARING	= N 74°-59'-10" W
3	DELTA	= 06°-02'-17"
	RADIUS	= 195.00'
	LENGTH	= 20.55'
	TAN.	= 10.28'
	CHORD	= 20.54'
	C. BEARING	= N 81°-08'-32" W

**GENERAL NOTES:**

1. PROPERTY IS ZONED B-1
2. TAX MAP NUMBERS (47-1)(13-3)
3. PROPERTY IS IN FLOOD ZONE "Y" AREAS DETERMINED  
TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. PER  
COMMUNITY PANEL 510201 0045B. PREPARED BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY;  
EFFECTIVE DATE: FEBRUARY 6, 1991.
9. BUILDING SETBACKS: FRONT - 50'  
SIDE - 20'  
REAR - 20'

11:29 AM  
Recorded 13th day of June, 1997  
DOCUMENT # 970009278  
Helene S. Ward, Clerk of Circuit Court  
By: Dawn R. Martin, Deputy Clerk



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