

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NICE PROPERTIES, CO. TO BEECHWOOD COMPANY BY DEED DATED OCTOBER 27, 1983 AND RECORDED IN DEED BOOK 239 PAGE 642-645 AND BY DEED DATED SEPTEMBER 18, 1997 DOCUMENT #970015259 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VA. VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND AND LOT LINE EXTINGUISHMENT SHOWN ON THIS PLAT KNOWN AS LOT 1A AND LOTS 6 THRU 12, SECTION 3C, MIRROR LAKE ESTATES IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AND WISHES OF THE UNDERSIGNED OWNER(S).

Daniel B. Nise 10/31/97
FOR BEECHWOOD COMPANY DATE

NOTARY

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

THOMAS G. PENDLETON A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 3rd DAY OF OCTOBER, 1997.

MY COMMISSION EXPIRES 08-30-1999, 19

Thomas G. Pendleton
NOTARY PUBLIC

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 SUBDIVISION WITHIN THE COUNTY.

G.T. Wilson, Jr. 10/31/97
G.T. WILSON, JR., C.L.S. #1183 DATE

CERTIFICATE OF APPROVAL

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

John Jordan 10-3-97
VIRGINIA DEPARTMENT OF HEALTH DATE

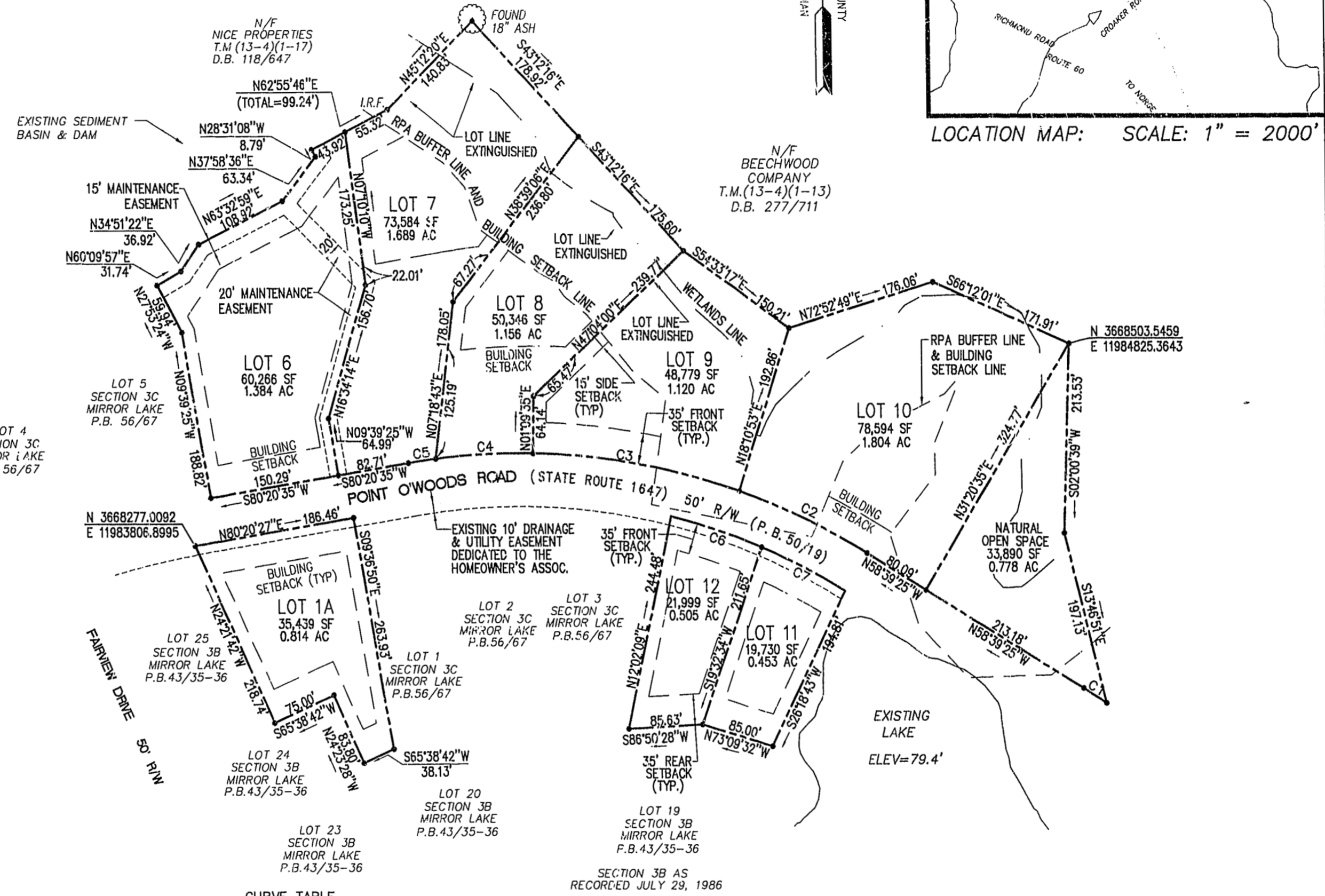
[Signature] 10/1/97
SUBDIVISION AGENT OF DATE
THE COUNTY OF JAMES CITY

[Signature] 10-15-97
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

12:20 PM
recorded 17 day of Oct 1997
DOCUMENT # 970015259
[Signature] Clerk

GENERAL NOTES

- PROPERTY IS CURRENTLY ZONED R-1, LIMITED RESIDENTIAL DISTRICT.
- PROPERTY IS CURRENTLY PART OF TAX PARCEL (13-4)(1-38) AND (13-4)(1-17).
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- LOT 1A IS AN EXISTING PARCEL.
- SETBACKS:
FRONT = 35' UNLESS OTHERWISE SHOWN
SIDE = 15'
REAR = 35'
- THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOR PLAIN) PER F.I.R.M. MAP 510-201-0020B, DATED 2/6/91.
- WETLANDS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND FIELD LOCATED BY AES CONSULTING ENGINEERS.

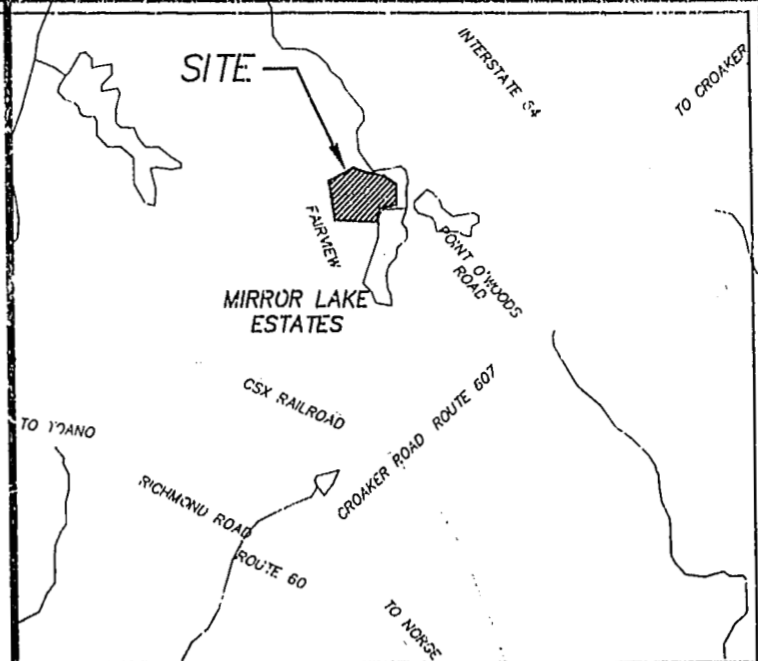
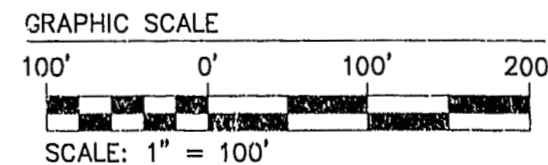


CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CH. BEARING	CHORD
C1	01°44'22"	1025.00	31.12	15.56	N57°47'14"W	31.12
C2	12°09'14"	775.00	164.40	82.51	N64°44'05"W	164.09
C3	18°01'43"	775.00	243.86	122.95	N79°49'33"W	242.86
C4	08°26'34"	775.00	114.20	57.20	S86°56'18"W	114.10
C5	02°22'26"	775.00	32.11	16.06	S61°31'48"W	32.11
C6	08°46'40"	725.00	111.07	55.64	S71°39'10"E	110.96
C7	08°36'22"	725.00	108.90	54.55	S62°57'39"E	108.80

AREA TABULATION

TOTAL AREA SUBDIVIDED	422,628 S.F.	9.702 AC.
NUMBER OF LOTS	8	
SMALLEST LOT	19,730 S.F. (LOT 11)	0.453 AC.
LARGEST LOT	78,594 S.F. (LOT 10)	1.804 AC.
GROSS LOTS PER ACRE	0.825	



CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION AND LOT LINE EXTINGUISHMENT MIRROR LAKE ESTATES SECTION 3C

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

10/31/97
G.T. WILSON, JR.
CERTIFICATE No. 1183
[Signature]

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed GAM/MAR Drawn MAR/EAW
Scale 1"=100' Date 10/3/97
Project No. 8364
Drawing No. 1 OF 1

