

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.
 GIVEN UNDER MY HAND THIS 19 DAY OF January, 1999.
Douglas E. White
 LAND SURVEYOR

- NOTES:**
- LAND LOCATED WITHIN CHESAPEAKE BAY RESOURCE PROTECTION AREA (R.P.A.) AND RESOURCE MANAGEMENT AREA (R.M.A.) IS SUBJECT TO ADDITIONAL REGULATIONS AND RESTRICTIONS.
 - SETBACKS:
 35' FRONT BUILDING SETBACK
 10' SIDE BUILDING SETBACK
 25' REAR BUILDING SETBACK
 - LOTS 30, 31, & 32 REAR BUILDING SETBACK LINE IS 100 YEAR FLOOD LIMITS, ELEV. 68.1, PER APPROVED SITE PLAN DATUM.
 - ALL DRAINAGE EASEMENTS TO BE CONVEYED TO THE CITY OF WILLIAMSBURG. VARIABLE WIDTH EASEMENTS ARE PARALLEL TO AND 10' ON EACH SIDE OF THE STORM DRAINAGE PIPE CENTERLINE.

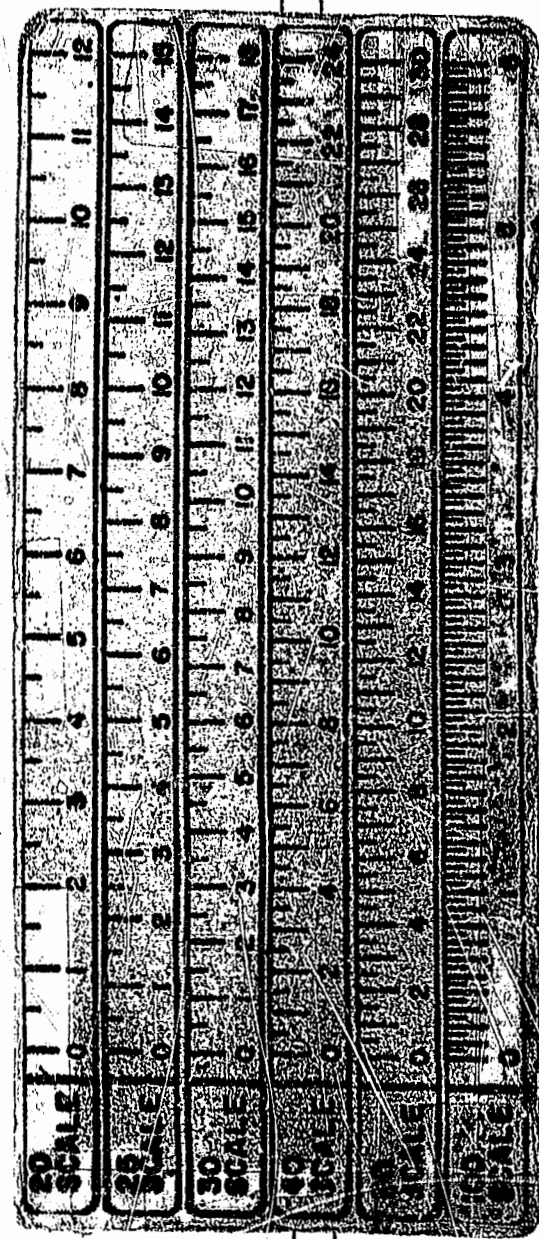
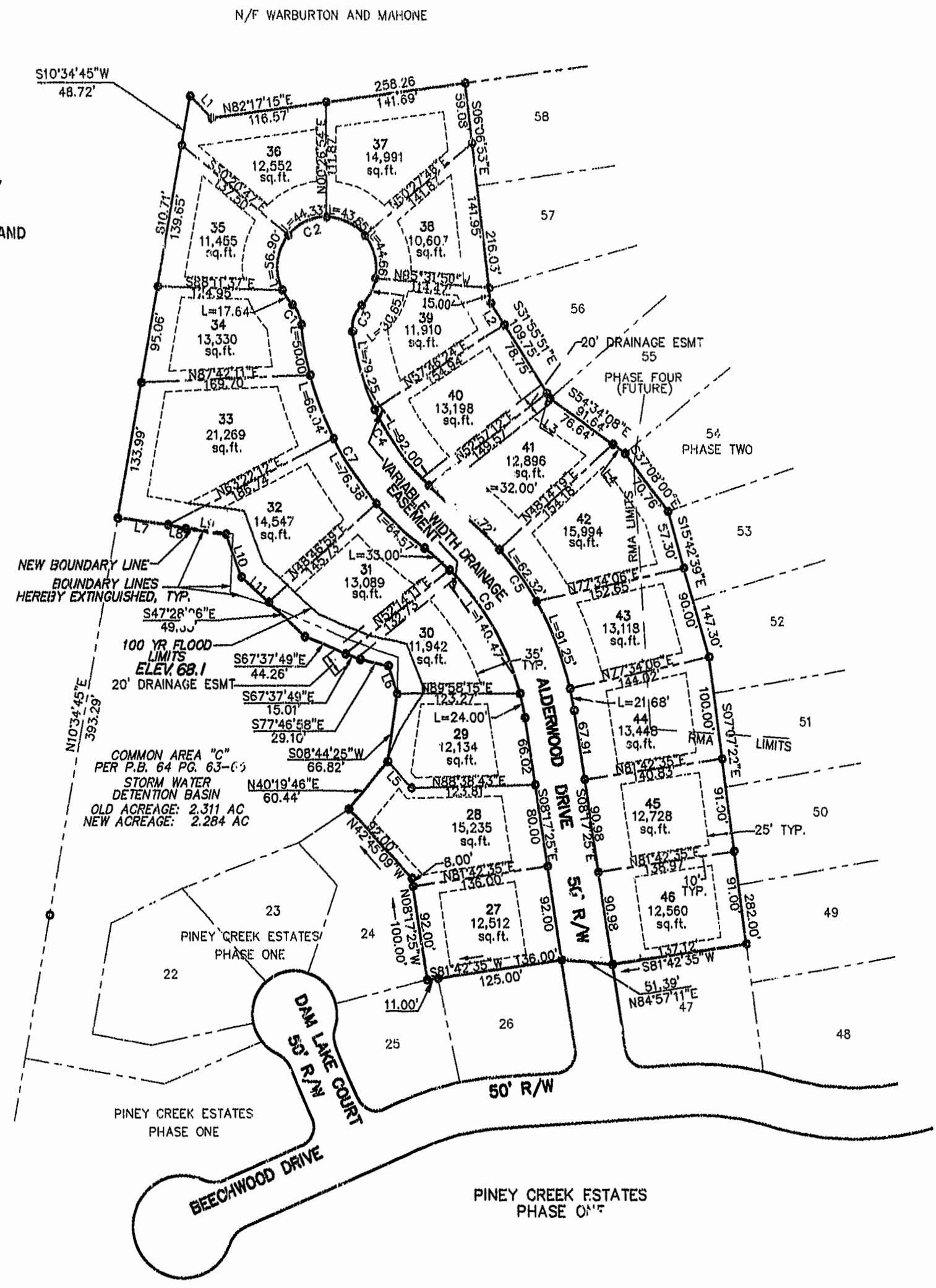
OWNER'S CERTIFICATE
 THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.
 BY: *Patricia M. Padrick*
 ATTEST:
 STATE OF Virginia
 CITY OF Williamsburg TO WIT:
 I, Patricia M. Padrick, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Joel S. Sheppard, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE DAY OF January 19, 1999, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNTO MY HANDS THIS 19th DAY OF January, 1999.
 MY COMMISSION EXPIRES June 30, 2002
Patricia M. Padrick
 NOTARY PUBLIC

LEGEND

- MONUMENTS TO BE SET
- IRON PIPES TO BE SET
- MONUMENTS FOUND
- IRON PIPES FOUND
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

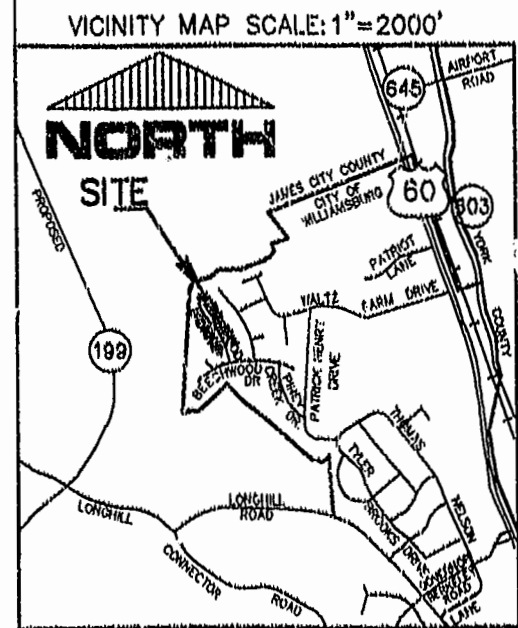
CERTIFICATE OF APPROVAL
 THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
2-25-99 DATE
Raeel T. Neh AGENT OR REPRESENTATIVE OF GOVERNING BODY

STATE OF VIRGINIA, CITY OF WILLIAMSBURG IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG THIS 25 DAY OF Feb, 1999. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
William S. Ward, Clerk
 TESTE: *By Claudia Herzog Esq.* CLERK
 PLAT BOOK 72 PAGE 16



LINE	LENGTH	BEARING
L1	30.04'	S44°47'15"E
L2	25.00'	S31°55'51"E
L3	6.00'	S31°55'51"E
L4	15.00'	S54°34'08"E
L5	35.00'	S42°45'09"E
L6	28.38'	S17°16'15"E
L7	50.61'	S82°03'38"E
L8	17.93'	N77°39'54"W
L9	40.80'	S82°08'02"E
L10	44.05'	S19°52'03"E
L11	36.52'	S47°28'26"E

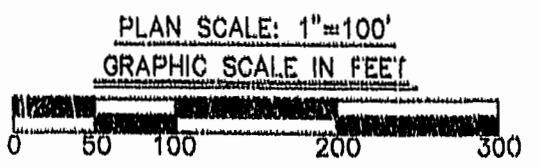
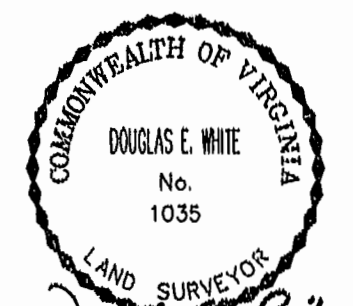
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	21.62'	30.00'	11.30'	21.15'	N25°06'42"W	41°17'11"
C2	237.82'	50.00'	47.85'	69.14'	N89°29'47"W	272°31'00"
C3	28.13'	30.00'	15.20'	27.11'	S19°53'52"W	53°43'41"
C4	203.25'	250.00'	107.62'	197.70'	S30°15'26"E	46°34'55"
C5	236.97'	300.00'	125.06'	230.86'	S30°55'09"E	45°15'28"
C6	197.47'	250.00'	104.21'	192.38'	N30°55'09"W	49°15'28"
C7	256.98'	300.00'	136.97'	249.20'	N29°00'30"W	49°04'47"



AREA BREAKDOWN

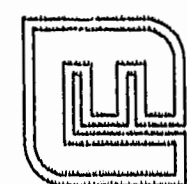
TOTAL LOT AREA	= 6.1873 acres
TOTAL R/W AREA	= 0.9874 acres
TOTAL AREA SUBDIVIDED	= 7.1747 acres

3:12 pm
 Recorded 25 day of Feb, 1999
 DOCUMENT # 990251
William S. Ward, Clerk
By Claudia Herzog Esq.



PLAY RECORDED IN
 P.B. NO. 72, PAGE 16

PLAT OF
PINEY CREEK ESTATES
 PHASE 3
 BEING A SUBDIVISION OF PROPERTY OF
SCS ASSOCIATES
 AND BOUNDARY LINE ADJUSTMENT
 TO COMMON AREA "C"
 1/19/99 SCALE: 1"=100'
 CITY OF WILLIAMSBURG, VIRGINIA



Langley and McDonald, P.C.
 Engineers - Surveyors - Planners
 Landscape Architects - Environmental Consultants
 VIRGINIA BEACH WILLIAMSBURG