

A 5' UTILITY EASEMENT UNLESS A GREATER WIDTH IS SPECIFIED IS RESERVED ALONG AND ADJACENT TO ALL REAR AND SIDE PROPERTY LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

THIS SITE IS PRESENTLY ZONED B-2.  
 SMALL CIRCLES "O" DENOTES IRON PIN MARKERS, UNLESS NOTED OTHERWISE.  
 SMALL CIRCLES "D" DENOTE IRON PIN IN CONCRETE MONUMENT.  
 CITY OF WILLIAMSBURG SEWER SERVICE IS AVAILABLE ON THIS SITE.  
 CITY OF WILLIAMSBURG WATER SERVICE IS AVAILABLE ON THIS SITE.  
 THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION IS ABOVE THE 100 YEAR FLOOD ZONE.

THE AREA ENCOMPASSED BY THIS PLAT CONTAINS 2.3020 AC. OR 100,274 SQUARE FEET.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15.00'	23.56'	15.00'	21.20'	S67°19'00"E	90°00'00"

REFERENCES:

PARCEL 1 & PARCEL 2 - P.B. 21 PG. 3 (JAMES CITY CO.)  
 PORTION OF PARCEL 1 P.B. 19 PG. 34  
 0.396 ACRE PARCEL D.B. 75 PG. 530 (JAMES CITY CO.)  
 D.B. 65 PG. 52 (JAMES CITY CO.)  
 PLAT BOOK 21, PAGE 16  
 PLAT BOOK 64, PAGE 3  
 DEED BOOK 75, PAGE 530  
 PLAT BOOK 67, PAGE 14 & 15

AREA TABLE		
PARCEL#	LOT AREA	
B-1	56,178 SQ. FT.	1.2897 AC.
B-2	44,096 SQ. FT.	1.0123 AC.
TOTAL	100,274 SQ. FT.	2,3020 AC.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE AND MATERIAL ARE CORRECTLY SHOWN AND THAT ALL REQUIREMENTS OF CHAPTER 25 OF THE SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH.

SOURCE OF TITLE AND LAST PLACE OF RECORD.

W97-000876

CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA

*John G. Horton*  
 JOHN G. HORTON, L.S. #1422

11/24/99  
 DATE

OWNERS CERTIFICATE

THIS PLAT OF PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

OWNER: L. Profumo

LOUIS J. PROFUMO, SENIOR VICE PRESIDENT OF AVADO BRANDS, INC. (A/K/A APPLE SOUTH, INC., A GEORGIA CORPORATION)

STATE OF GEORGIA  
 COUNTY OF Morgan TO WIT:

Glenda Ross, A NOTARY PUBLIC IN THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE ABOVE WRITING BEARING DATE ON THE 30th DAY OF November, 1999, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 30th DAY OF November, 1999.  
 MY COMMISSION EXPIRES ON August 27, 2002

*Glenda Ross*  
 NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/1/99  
 DATE  
*Rand T. Neuh*  
 AGENT OR REPRESENTATIVE OF GOVERNING BODY



OWNER RESERVES IN FAVOR OF PARCEL B-2 SUCH NON-EXCLUSIVE PERPETUAL EASEMENTS AND RIGHTS-OF-WAY FOR UNDERGROUND UTILITY LINES AND RELATED FACILITIES AND FOR UNDERGROUND DRAINAGE PURPOSES IN, OVER AND UNDER ANY AREA DESIGNATED AS AN EXISTING EASEMENT, PRIVATE STREET OR RIGHT-OF-WAY APPEARING ON THIS PLAT. SEE DECLARATION OF COVENANTS EASEMENTS AND RESTRICTIONS INSTRUMENTS DATED JANUARY 16, 1998 AND AMENDMENT DATED AUGUST 26, 1998, RECORDED AS INSTRUMENT NOS. 98-0087 AND 98-0953 RESPECTIVELY.

PARCEL D  
 (P.B. 67, P. 14 & 15)  
 ZONED B2

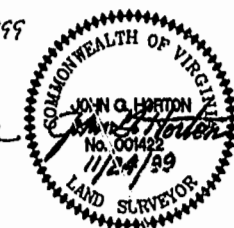
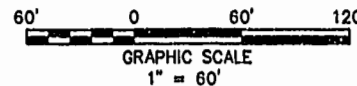
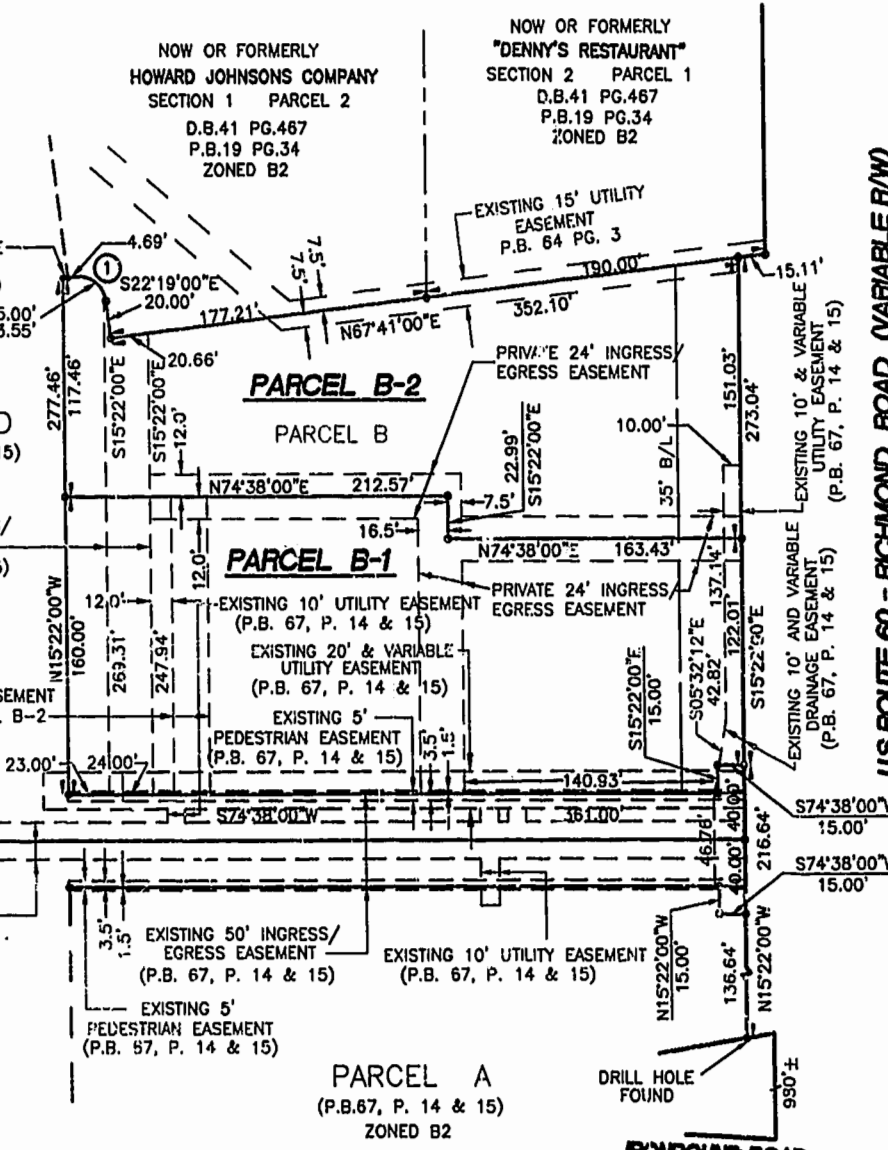
EXISTING 24' INGRESS/EGRESS EASEMENT  
 (P.B. 67, P. 14 & 15)

20' PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL B-2

PARCEL C  
 (P.B. 67, P. 14 & 15)  
 ZONED B2

EXISTING 20' & VARIABLE UTILITY EASEMENT  
 (P.B. 67, P. 14 & 15)

PARCEL A  
 (P.B. 67, P. 14 & 15)  
 ZONED B2



12:22 PM  
 Recorded 7 day of Dec 1999  
 DOCUMENT # 99-1549  
*John G. Horton*  
 By *Clayton S. Dwyer* Clerk  
 By *Clayton S. Dwyer* Clerk

PLAT RECORDED IN P.B. NO. 75 PAGE 67

SUBDIVISION OF PARCEL B SUBDIVISION OF

NORTHGATE ASSOCIATES PROPERTY CITY OF WILLIAMSBURG, VIRGINIA  
 SCALE: 1" = 60' NOVEMBER 24, 1999



HORTON & DODD, P.C.  
 SURVEYORS, ENGINEERS & PLANNERS  
 CHESAPEAKE, VIRGINIA  
 (757) 487-4535

US ROUTE 60 - RICHMOND ROAD (VARIABLE R/W)