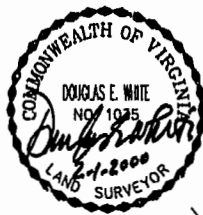


**SURVEYOR'S CERTIFICATE**

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.

2-1-2000  
DATE  
DOUGLAS E. WHITE, LS NO. 1035



**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. CMM PROPERTIES, L.L.C.

BY: 3/20/00  
DATE  
JEFF VERHOEF, MANAGER

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
CITY/COUNTY OF Newport News  
I, Joy Snyder Bryant 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 20th DAY OF March 2000, MY COMMISSION EXPIRES 11-30-2000

Joy Snyder Bryant  
(SIGNATURE)

William H. Carr  
DATE  
WILLIAM H. CARR, TRUSTEE, CRESTAR BANK

**CERTIFICATE OF NOTARIZATION**

STATE OF Virginia  
CITY/COUNTY OF Newport News  
I, Melissa S. Shickelgoose 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 21st DAY OF March 2000, MY COMMISSION EXPIRES May 31, 2003

Melissa S. Shickelgoose  
(SIGNATURE)

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.C. CASEY LIMITED COMPANY TO CMM PROPERTIES, L.L.C. BY DEED DATED 7/10/98 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY COUNTY AS INSTRUMENT NUMBER 980013870

**CERTIFICATE OF APPROVAL**

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

3/23/00  
DATE  
JOHN E. HANCOCK, VIRGINIA DEPARTMENT OF TRANSPORTATION

4/27/00  
DATE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY

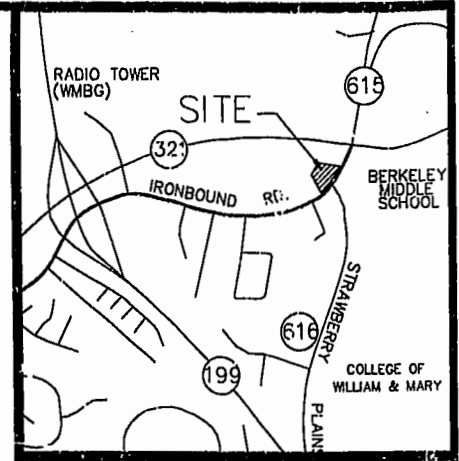
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 2 DAY OF May 2000 @ 10:41 AM AS THE LAW DIRECTS.

TESTE: Daisy D. Woodbridge, CLERK

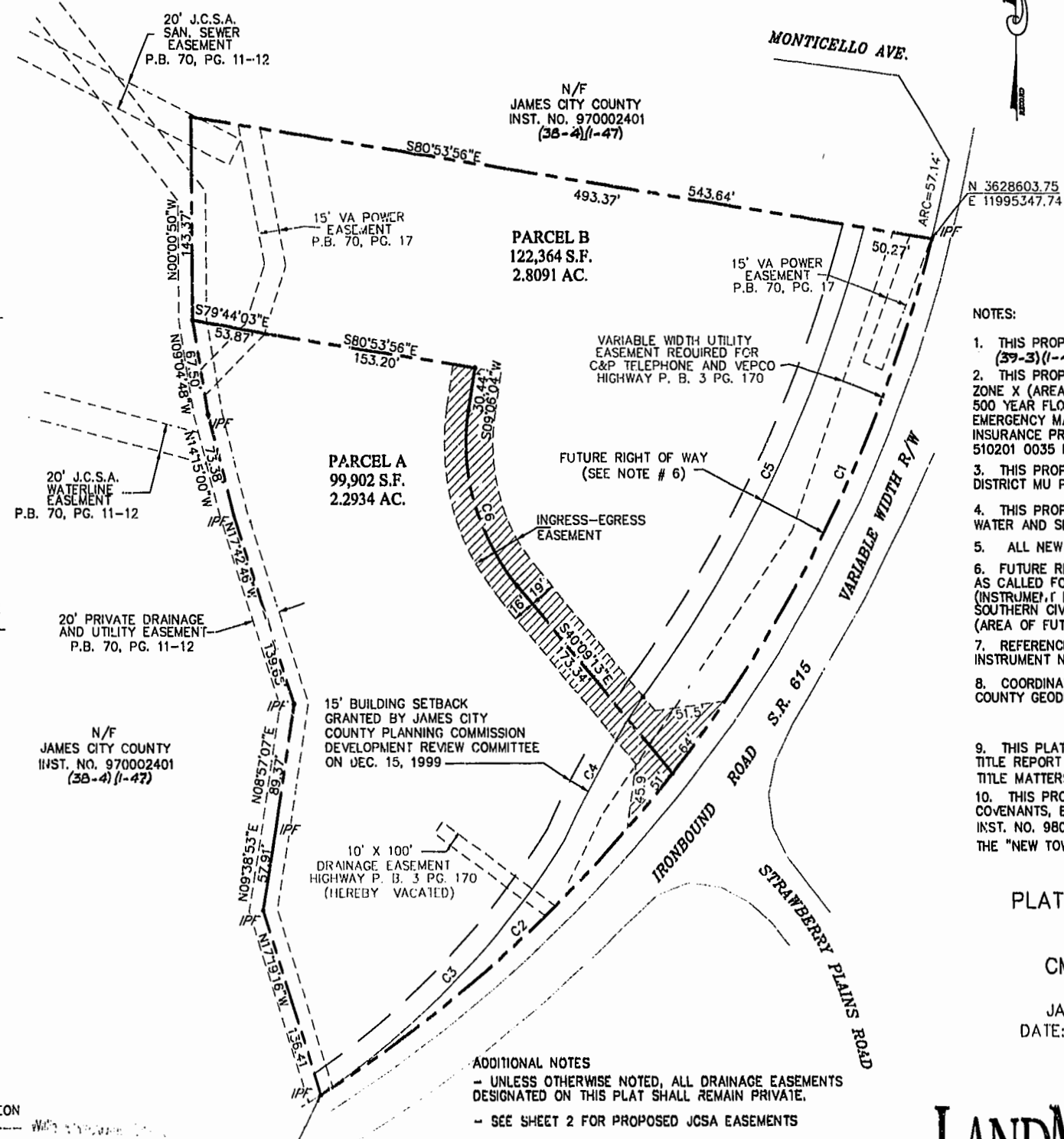
PLAT BOOK 77 PAGE 42 & 43

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	425.87	1016.74	216.10	S26°53'58"W	422.76	23°59'56"
C2	344.60	1016.74	173.97	S48°36'30"W	342.95	19°25'09"
C3	255.36	624.81	129.48	N44°49'32"E	253.58	23°24'59"
C4	116.36	788.59	58.28	S29°35'29"W	116.25	8°27'15"
C5	370.93	966.74	187.77	N26°11'50"E	368.66	21°59'02"
C6	131.96	153.50	70.37	S15°31'35"E	127.93	49°15'17"

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**VICINITY MAP** 1" = 2000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20299652

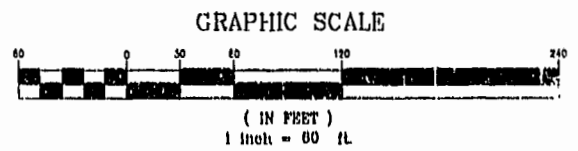


**NOTES:**

1. THIS PROPERTY IS JAMES CITY COUNTY TAX PARCEL (39-3)(1-42)
2. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 510201 0035 B, DATED FEB. 6, 1991.
3. THIS PROPERTY IS ZONED "MU" (SOUTHERN CIVIC DISTRICT MU PLAN)
4. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. FUTURE RIGHT OF WAY TO BE DEDICATED TO V.D.O.T. AS CALLED FOR IN ITEM NO. 6 IN THE RECORDED PROFFERS (INSTRUMENT NUMBER 9800001284) FOR THE "NEW TOWN" SOUTHERN CIVIC DISTRICT MU PLAN. (AREA OF FUTURE R/W= 0.6134 AC.)
7. REFERENCES: P.B. 70, PG. 11-12 - P.B. 65, PG.91 - INSTRUMENT NUMBER 980013870
8. COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 325  
N 3628200.30  
E 11995286.98
9. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
10. THIS PROPERTY IS SUBJECT TO DECLARATIONS OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED AS INST. NO. 980013868 AND INST. NO. 980013869 AND BY THE "NEW TOWN PROFFERS" RECORDED AS INST. NO. 980001284

**PLAT OF PARCELS A & B**  
BEING A SUBDIVISION OF  
PROPERTY OF  
**CMM PROPERTIES, L.L.C.**  
BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: 01/31/00 SCALE: 1"=60'  
SHEET 1 OF 2

**ADDITIONAL NOTES**  
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.  
- SEE SHEET 2 FOR PROPOSED JCSA EASEMENTS



4029 Ironbound Road  
Suite 100  
Williamsburg, VA 23180  
Tel. (757) 253-2875  
Fax (757) 229-0049  
Email: lmdg@landmarkdgb.com

5544 Greenwich Road  
Suite 200  
Virginia Beach, VA 23462  
Tel. (757) 473-2000  
Fax (757) 473-1933  
Email: lmdg@landmarkdgb.com

DRAWN BY: PF  
CHKD. BY: NHM  
PROJ. NO.: 1980057-000.12  
DWG. NO. 11061 W

10:41 AM  
RECORDED  
DOCUMENT # 000013879  
PLAT RECORDED  
P.B. NO. 77 PAGE 42 & 43