

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY EASTERN OREO, INC. TO C & N DINING II BY DEED DATED JULY 23, 1993 AND RECORDED IN DEED BOOK 632, PAGE 316 AND FROM C & N DINING II TO C & N DINING, L.L.C. BY DEED DATED JUNE 30, 1995 AND RECORDED IN DEED BOOK 753, PAGE 502 IN THE OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER:

FOR C & N DINING, L.L.C.
JOSEPH J. NAPARLO
 PRINTED NAME

NOTARY

STATE OF VIRGINIA, COUNTY OF JAMES CITY, TO-WIT:
PATRICIA A. BUCKLESS A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 12th DAY OF March, 2001.
 MY COMMISSION EXPIRES October 31, 2002.
Patricia A. Buckless
 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 SUBDIVISIONS WITHIN THE COUNTY.

G.T. WILSON, JR. C.L.S., NO. 1183
 DATE

CERTIFICATE OF APPROVAL

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

3/21/01
 VIRGINIA DEPARTMENT OF TRANSPORTATION

4/3/01
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

STATE OF VIRGINIA
 COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 4 DAY OF May, 2001. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 1:12 PM

TESTED **Patricia A. Woodbridge**
 CLERK

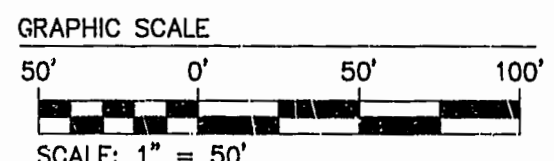
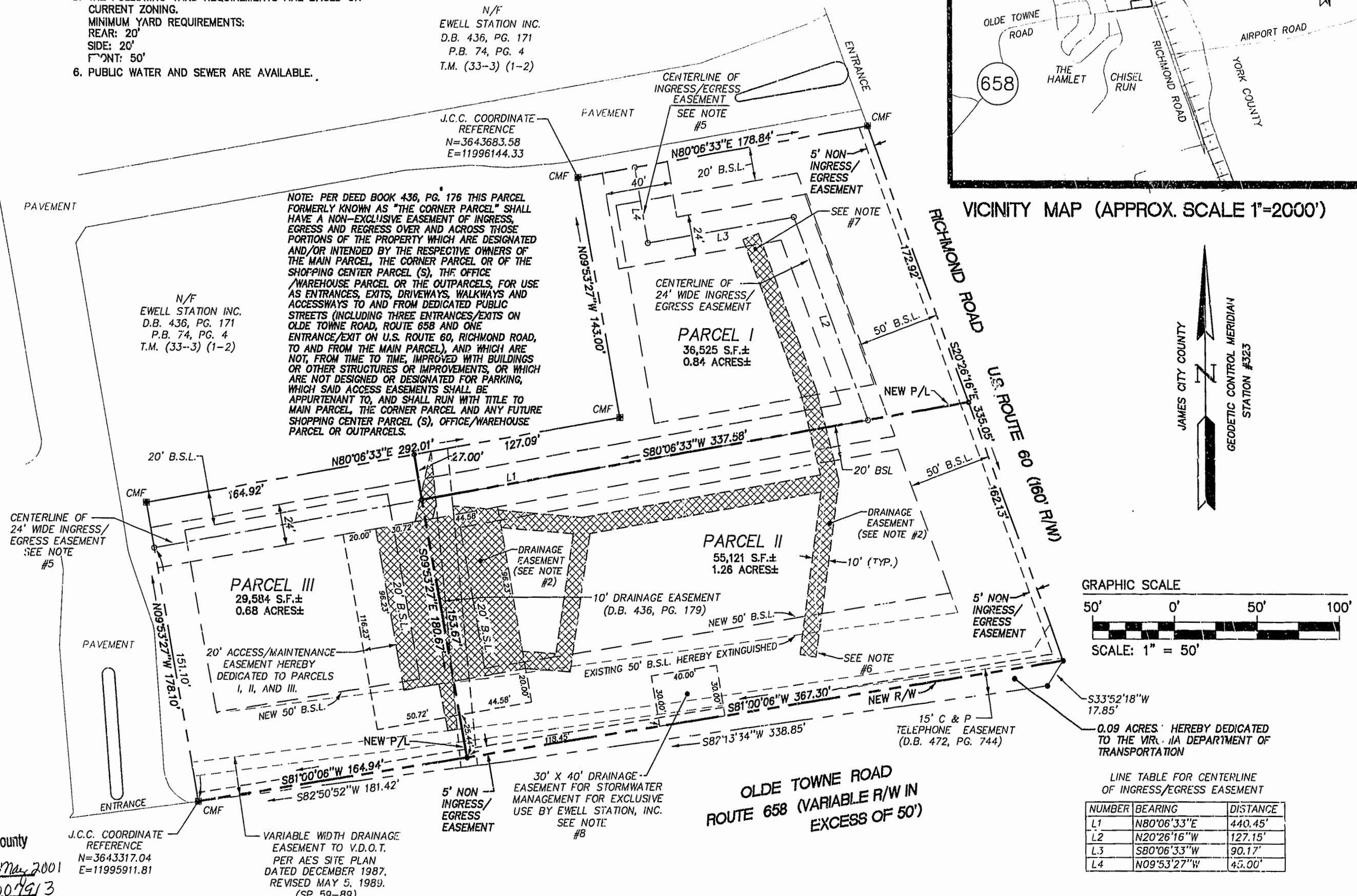
PLAT BOOK 81, PAGE 44D

GENERAL NOTES:

1. PROPERTY ADDRESS IS 5547 RICHMOND ROAD, WILLIAMSBURG, VIRGINIA
2. PROPERTY IS TAX ASSESSOR'S PARCEL (33-3) (1-2A).
3. PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.510201-0035B, DATED 2/6/91.
4. PROPERTY IS ZONED B-1. (GENERAL BUSINESS DISTRICT)
5. THE FOLLOWING YARD REQUIREMENTS ARE BASED ON CURRENT ZONING.
 MINIMUM YARD REQUIREMENTS:
 REAR: 20'
 SIDE: 20'
 FRONT: 50'
6. PUBLIC WATER AND SEWER ARE AVAILABLE.

REFERENCES

1. PLAT BOOK 50, PAGE 57.
2. PLAT BOOK 50, PAGE 84.
3. DEED BOOK 632, PAGE 316
4. D.B. 436, PAGES 175-185 (DECLARATION OF EASEMENTS AND RESTRICTIONS)



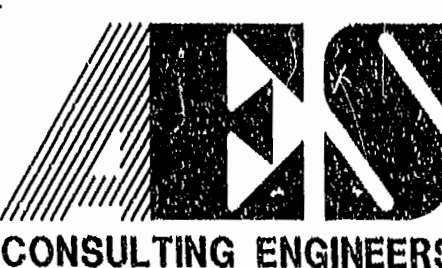
NUMBER	BEARING	DISTANCE
L1	N80°06'33"E	440.45'
L2	N20°26'16"W	127.15'
L3	S80°06'33"W	90.17'
L4	N09°53'27"W	45.00'

NOTES:

1. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE. THESE EASEMENTS ARE FOR THE BENEFIT OF PARCELS I, II, AND III AND ARE TO BE MAINTAINED BY THE OWNERS OF PARCELS I, II, AND III.
3. NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
4. THE 24' INGRESS/EGRESS EASEMENT IS FOR THE BENEFIT OF THE MAIN PARCEL (DESCRIBED IN THE DECLARATION OF EASEMENTS AND RESTRICTIONS IN DEED BOOK 436, PAGE 176) AND PARCELS I, II, AND III.

ADDITIONAL NOTES:

1. THIS PLAT IS AN AMENDMENT TO A PLAT PREVIOUSLY APPROVED UNDER JAMES CITY COUNTY CASE NO. S-37-00 AND CONTAINS THE FOLLOWING CHANGES AND REVISIONS:
2. THE ACCESS EASEMENT HAS BEEN CHANGED TO COINCIDE WITH NEW ENTRANCES AS SUBMITTED ON THE REVISED AES SITE PLAN.
3. A DRAINAGE EASEMENT ON PARCEL II WAS MOVED TO ACCOMMODATE A REVISED DROP INLET LOCATION AS SHOWN ON THE REVISED AES SITE PLAN.
4. A DRAINAGE EASEMENT ON PARCEL I WAS EXTENDED TO ACCOMMODATE A NEW DROP INLET AS SHOWN ON THE REVISED AES SITE PLAN.
5. A NEW 30' X 40' DRAINAGE EASEMENT FOR STORMWATER MANAGEMENT WAS ADDED TO PARCEL II.



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

PLAT OF SUBDIVISION
 BEING FORMER LOT 2, EWELL STATION
 PROPERTY OF
 C & N DINING, L.L.C.
 BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	3/01/01	ADDITIONAL NOTES PER COUNTY COMMENTS	JFS
3	1/09/01	REVISED INGRESS/EGRESS EASEMENT AND DRAINAGE EASEMENTS	JFS
2	6/6/00	REVISED PER COUNTY COMMENTS	JFS
1	5/30/00	REVISED PER COUNTY COMMENTS	JFS

Designed HWP	Drawn JFS
Scale 1"=50'	Date 5/4/2000
Project No. 8459	Drawing No. 1 OF 1