

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF MULBERRY PLACE L.L.C. AND WAS ACQUIRED FROM ASSOCIATED DEVELOPERS, INC. BY DEED DATED MAY 26, 2000 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #000010224, ACQUIRED FROM FREDERICK L. TAYLOR BY DEED DATED DECEMBER 28, 2000 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #010001345 AND ACQUIRED FROM A & W, L.L.C. BY DEED DATED JANUARY 31, 2001 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA IN LAND RECORD #010002069.

OWNER'S CONSENT AND DEDICATION

THIS SUBDIVISION PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR MULBERRY PLACE, LLC 5/2/01
DATE

Henry H. Stephens
PRINTED NAME

NOTARY

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

I, Paul W. Michael, Jr., A NOTARY PUBLIC IN AND FOR THE CITY/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 CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 2 DAY OF May, 2001.

MY COMMISSION EXPIRES 2/28/02

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA.

Paul W. Michael, Jr. 5/1/01
PAUL W. MICHAEL, JR., L.S. #002438 DATE

CERTIFICATE OF APPROVAL

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

SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY

Virginia Department of Transportation 5/8/01
DATE

STATE OF VIRGINIA
JAMES CITY COUNTY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS 26 DAY OF June, 2001, THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

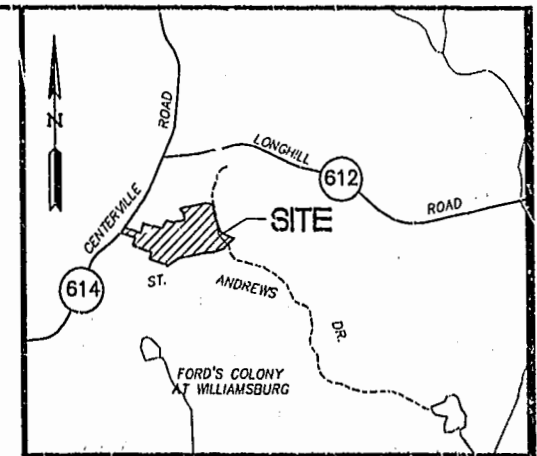
TESTE: Betty J. Woolridge
CLERK

PLAT BOOK 82, PAGE 12-15

GENERAL NOTES

1. PROPERTY IS ZONED R-2, GENERAL RESIDENTIAL DISTRICT.
2. PROPERTY IS ALL OF TAX PARCELS (31-3)(1-33) & (31-3)(1-36)
3. TOTAL AREA SUBDIVIDED = 27.811 ACRES
4. ALL LOTS ARE TO BE SERVED WITH JAMES CITY SERVICE AUTHORITY WATER AND SANITARY SEWER.
5. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510201-0035B DATED FEBRUARY 6, 1991.
6. SETBACK REQUIREMENTS:
FRONT: 25' MINIMUM OR AS INDICATED
SIDE: 10' MINIMUM
REAR: 35' MINIMUM OR AS INDICATED
7. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9 (C)(1) OF THE JAMES CITY COUNTY CODE.
8. IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
9. ALL DRAINAGE EASEMENTS ARE PRIVATE, UNLESS OTHERWISE NOTED.
10. JAMES CITY COUNTY COORDINATES SHOWN ARE BASED ON JAMES CITY COUNTY CONTROL MONUMENT #309 RESET 1990.

11. THE BOUNDARY ENCOMPASSING TAX PARCELS (31-3)(1-33) & (31-3)(1-36) IS BASED UPON A PLAT TITLED "BOUNDARY SURVEY OF THE PROPERTY OF BLISS E. ARMISTEAD & FRED TAYLOR HEIRS, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA", DATED FEBRUARY 15, 2000, MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 76, PAGE 66, BY A PLAT TITLED "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTY OF FREDERICK L. TAYLOR AND MULBERRY PLACE, L.L.C., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA", DATED APRIL 6, 2000, REVISED JANUARY 8, 2001 MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 80, PAGE 20, AND BY A PLAT TITLED "PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTY OF A & W, L.L.C. AND MULBERRY PLACE, L.L.C., POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA", DATED JANUARY 30, 2001, MADE BY THOMAS LAND SURVEYING, P.C. AND RECORDED IN PLAT BOOK 80, PAGE 29. REFERENCE IS ALSO MADE TO A DEED RECORDED IN LAND RECORD #000010224 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA FOR ADDITIONAL BOUNDARY INFORMATION.
12. THE BOUNDARY OF THIS SUBDIVISION PLAT IS BASED ON THE REFERENCES STATED IN NOTE 9 ABOVE AND OTHER RECORD INFORMATION. A BOUNDARY SURVEY WAS NOT PERFORMED BY AES CONSULTING ENGINEERS.



VICINITY MAP
SCALE 1"=2000'

AREA TABULATION

RESIDENTIAL LOTS	639,669 S.F.	14,685 ACRES
RECREATION LOT	52,717 S.F.	1.210 ACRES
RIGHT OF WAY	152,470 S.F.	3.500 ACRES
OPEN SPACE	366,591 S.F.	8.416 ACRES
TOTAL	1,211,447 S.F.	27.811 ACRES
NUMBER OF LOTS	50	
AVERAGE LOT SIZE	12,793 S.F.	0.294 ACRES
SMALLEST LOT (17)	10,125 S.F.	0.232 ACRES
LARGEST LOT (2)	17,607 S.F.	0.404 ACRES
GROSS LOTS PER ACRE	1.80	

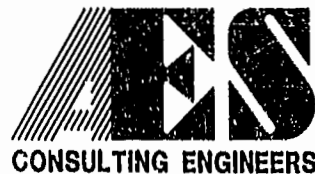
CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	2112.47'	01°59'38"	9.82'	4.91'	9.82'	N41°14'25"E
C2	2112.47'	2°51'10"	105.18'	52.60'	105.17'	N39°40'30"E
C3	2112.47'	0°04'19"	2.65'	1.33'	2.65'	N38°13'06"E
C4	25.00'	68°34'26"	29.92'	17.05'	28.17'	S75°23'38"W
C5	25.00'	108°34'26"	47.37'	34.77'	40.60'	S16°01'57"E
C6	275.00'	19°20'57"	92.87'	46.86'	92.43'	N60°38'40"W
C7	325.00'	36°17'57"	205.90'	106.54'	202.47'	S89°07'11"E
C8	375.00'	13°47'35"	90.28'	45.36'	90.06'	N80°22'22"W
C9	25.00'	90°00'00"	39.27'	25.00'	35.36'	N61°31'28"E
C10	175.00'	69°17'34"	211.64'	120.23'	198.99'	S51°07'13"W
C11	175.00'	86°17'32"	243.06'	163.55'	238.99'	N51°07'15"W
C12	25.00'	90°00'00"	39.27'	25.00'	35.36'	S53°03'29"E
C13	25.00'	90°00'00"	39.27'	25.00'	35.36'	S28°28'34"E
C14	125.00'	69°17'34"	151.17'	86.38'	142.13'	S51°07'13"W
C15	125.00'	86°17'32"	187.90'	116.82'	170.70'	N51°07'15"W
C16	25.00'	90°00'00"	39.27'	25.00'	35.36'	N38°58'31"E
C17	325.00'	24°34'55"	139.44'	70.81'	138.37'	S85°46'02"E
C18	125.00'	112°09'18"	244.68'	185.86'	207.45'	N25°51'52"E
C19	175.00'	41°06'48"	125.57'	65.63'	122.90'	S09°39'21"E
C20	50.00'	230°25'18"	201.08'	90.47'	193.53'	N53°31'20"W

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C41	175.00'	2°51'15"	8.72'	4.36'	8.72'	S87°14'37"W
C42	175.00'	18°16'30"	55.82'	28.15'	55.58'	N82°11'30"W
C43	175.00'	17°43'25"	54.13'	27.28'	53.92'	N84°11'33"W
C44	175.00'	19°36'40"	59.90'	30.25'	59.61'	N45°31'30"W
C45	175.00'	17°43'45"	54.15'	27.29'	53.93'	N26°51'17"W
C46	175.00'	9°55'56"	30.34'	15.21'	30.30'	N13°01'27"W
C47	125.00'	78°27'47"	171.18'	102.06'	158.11'	N42°42'38"E
C48	125.00'	33°41'31"	73.50'	37.85'	72.45'	N13°22'01"W
C49	175.00'	6°34'28"	20.04'	10.05'	20.07'	S26°55'33"E
C50	175.00'	17°10'10"	32.44'	16.42'	32.24'	S15°03'14"E
C51	175.00'	17°22'10"	33.05'	16.73'	32.85'	S02°12'56"W
C52	50.00'	27°14'50"	23.78'	12.12'	23.55'	S24°51'26"W
C53	50.00'	50°07'26"	43.74'	23.38'	42.36'	S63°12'34"W
C54	50.00'	46°08'49"	40.27'	21.30'	39.19'	N88°39'19"W
C55	50.00'	39°57'43"	34.87'	18.18'	34.17'	N25°36'03"W
C56	50.00'	39°18'28"	34.32'	17.87'	33.65'	N14°02'33"E
C57	50.00'	27°37'02"	24.10'	12.28'	23.87'	N47°30'48"E
C58	175.00'	11°05'56"	33.90'	17.00'	33.65'	N24°39'49"W
C59	175.00'	21°30'18"	65.58'	33.18'	65.20'	N08°22'42"W
C60	175.00'	21°40'51"	66.22'	33.51'	65.83'	N13°11'53"E

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C21	50.00'	85°37'14"	74.72'	46.32'	67.96'	S18°30'42"W
C22	125.00'	5°54'52"	12.90'	6.46'	12.90'	S27°15'21"E
C23	175.00'	112°09'18"	342.56'	260.21'	290.43'	N25°51'52"E
C24	375.00'	24°34'55"	160.89'	81.70'	159.66'	S85°46'02"E
C25	25.00'	90°00'00"	39.27'	25.00'	35.36'	S61°31'26"W
C26	25.00'	70°31'44"	30.77'	17.68'	28.87'	S18°44'26"E
C27	50.00'	250°31'44"	218.63'		81.85'	N71°15'34"E
C28	25.00'	90°00'00"	39.27'	25.00'	35.36'	N28°28'34"W
C29	325.00'	13°47'35"	78.24'	39.31'	78.05'	N80°22'22"W
C30	375.00'	36°17'57"	237.58'	122.93'	233.62'	S69°07'11"E
C31	225.00'	19°20'57"	75.96'	38.36'	75.62'	N60°38'40"W
C32	325.00'	13°26'13"	76.22'	38.29'	76.04'	S62°54'36"E
C33	325.00'	13°16'54"	75.34'	37.84'	75.17'	S76°18'10"E
C34	325.00'	4°21'32"	24.73'	12.37'	24.72'	S85°05'23"E
C35	375.00'	9°04'07"	59.35'	29.74'	59.29'	N82°44'06"W
C36	375.00'	4°43'28"	30.92'	15.47'	30.91'	N75°50'18"W
C37	175.00'	9°26'08"	28.82'	14.44'	28.79'	S21°14'30"W
C38	175.00'	19°45'50"	60.77'	30.49'	60.07'	S35°50'28"W
C39	175.00'	20°02'48"	61.23'	30.93'	60.92'	S55°44'47"W
C40	175.00'	20°02'48"	61.23'	30.93'	60.92'	S75°47'35"W

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C61	175.00'	21°40'51"	66.22'	33.51'	65.83'	N34°52'44"E
C62	175.00'	21°40'51"	66.22'	33.51'	65.83'	N50°33'35"E
C63	175.00'	6°33'45"	20.04'	10.03'	20.03'	N70°40'53"E
C64	175.00'	7°58'46"	24.37'	12.21'	24.36'	N77°57'08"E
C65	375.00'	21°33'35"	14.57'	7.29'	14.57'	N83°03'19"E
C66	375.00'	11°39'32"	75.87'	38.07'	75.74'	N89°57'52"E
C67	375.00'	10°45'48"	70.45'	35.33'	70.34'	S78°51'28"E
C68	50.00'	47°57'18"	41.85'	22.24'	40.64'	N30°01'40"W
C69	50.00'	47°09'23"	41.15'	21.82'	40.00'	N17°31'38"E
C70	50.00'	46°48'16"	40.84'	21.64'	39.72'	N64°30'28"E
C71	50.00'	57°19'16"	50.02'	27.33'	47.96'	S63°25'45"E
C72	50.00'	23°04'26"	20.14'	10.21'	20.00'	S23°13'52"E
C73	50.00'	28°13'05"	24.62'	12.57'	24.38'	S02°14'53"W
C74	325.00'	2°05'02"	11.82'	5.91'	11.82'	N74°31'05"W
C75	325.00'	11°42'33"	66.42'	33.32'	66.30'	N81°14'53"W
C76	375.00'	3°00'46"	19.72'	9.86'	19.72'	S85°45'46"E
C77	375.00'	11°38'10"	76.16'	38.21'	76.03'	S78°26'18"E
C78	375.00'	11°28'11"	75.18'	37.72'	75.05'	S68°52'38"E
C79	375.00'	10°09'51"	66.52'	33.35'	66.44'	S58°03'07"E
C80	225.00'	2°13'35"	10.71'	5.35'	10.71'	N52°20'00"W
C81	225.00'	16°17'22"	65.28'	32.87'	65.05'	N62°00'28"W
C82	325.00'	6°13'12"	29.62'	14.82'	29.61'	S53°34'51"E



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

SUBDIVISION PLAT
OF
MULBERRY PLACE

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
2	6/8/01	REV. PER COUNTY COMMENTS	HWP
1	5/1/01	REV. PER COUNTY COMMENTS	PWM

Designed AES	Drawn PWW
Scale N/A	Date 2/14/01
Project No. #604	Drawing No. 1 OF 4