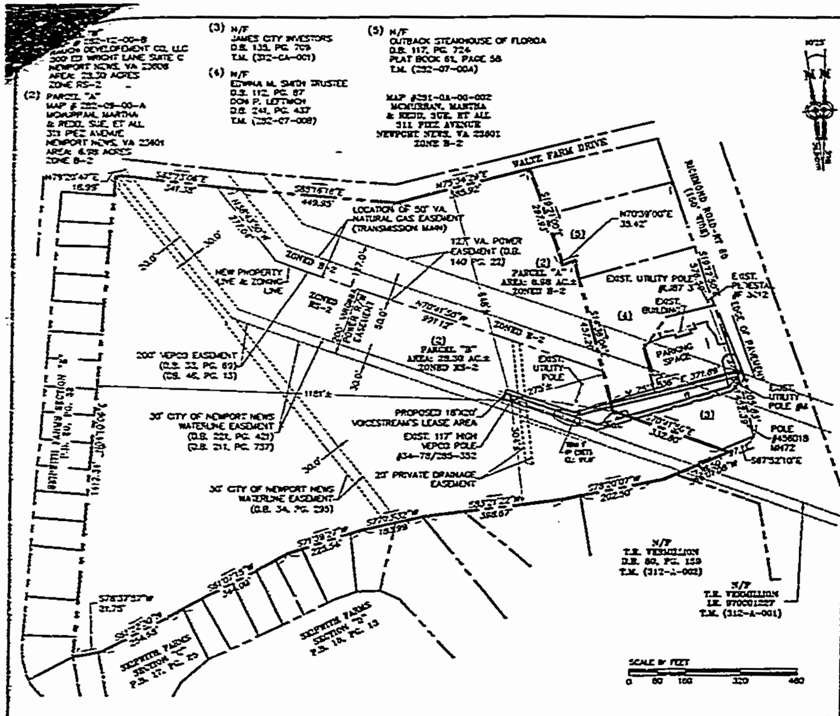
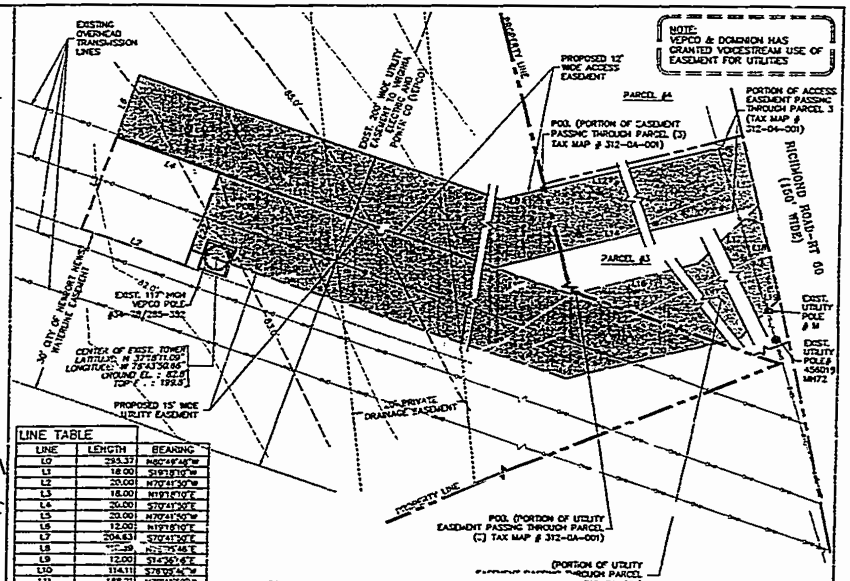


SITE PLAN SCALE: 1" = 160'



LINE TABLE

LINE	LENGTH	BEARING
L0	295.37	N80°49'48"W
L1	18.00	S19°18'10"W
L2	20.00	N70°41'50"W
L3	18.00	N19°18'10"E
L4	20.00	S70°41'50"E
L5	20.00	N70°41'50"W
L6	12.00	N19°18'10"E
L7	204.83	S70°41'50"E
L8	110.39	N78°05'46"E
L9	12.00	S14°36'08"E
L10	114.11	S78°05'46"W
L11	188.21	N70°41'50"W
L12	12.04	S18°28'09"E
L14	372.51	S78°05'46"W
L15	281.30	S70°41'50"E
L16	392.43	N73°32'11"E
L17	40.13	N41°59'48"E
L18	17.34	S17°32'53"E
L19	35.66	S41°59'48"W
L20	401.70	S73°32'11"W
L21	266.14	N70°41'50"W
L22	15.00	N19°18'10"E
L23	25.66	N70°41'50"W

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
September 18, 2002
at 8:39 AM/PM. PB 87 PG 78
DOCUMENT # 021698
BETSY B. WOOLRIDGE, CLERK
C. Sheri Fell, Dep. Clerk

SCALE IN FEET
0 5 10 20 30

ENLARGED SITE PLAN SCALE

LEGAL DESCRIPTION — PARENT TRACT

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, KNOWN AND DESIGNATED AS PARCEL "B", AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF SUBDIVISION SHOWING PARCELS "A" AND "B", CONTAINING 30.28 ACRES, BEING A PORTION OF THE WARBURTON AND MAHONE ESTATE, CITY OF WILLIAMSBURG, VIRGINIA, " MADE BY AES CONSULTING ENGINEERS, DATED OCTOBER 30, 2000, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA, IN PLAT BOOK 80 AT PAGES 85 AND 86 TO WHICH REFERENCE IS MADE FOR MORE COMPLETE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

LEGAL DESCRIPTION — LEASE AREA

COMMENCING AT A POINT ON THE SOUTHEASTERLY CORNER OF LOCUS PROPERTY AS SHOWN; THENCE N.80°49'48"W., A DISTANCE OF 295.37 FEET TO THE POINT OF BEGINNING; THENCE S.19°18'10"W., A DISTANCE OF 18.00 FEET; THENCE N.70°41'50"W., A DISTANCE OF 20.00 FEET; THENCE N.19°18'10"E., A DISTANCE OF 18.00 FEET; THENCE S.70°41'50"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING CONTAINING 359.98 SQUARE FEET OR 0.0083 ACRES MORE OR LESS.

PROPOSED ACCESS EASEMENT

PORTION OF ACCESS EASEMENT WITHIN LOCUS PROPERTY; PARCEL (A) TAX MAP #232-09-00A

BEGINNING AT A POINT ON THE EASTERLY CORNER OF SAID LEASE AREA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.70°41'50"W., A DISTANCE OF 20.00 FEET; THENCE N.19°18'10"E., A DISTANCE OF 12.00 FEET; THENCE S.70°41'50"E., A DISTANCE OF 204.83 FEET; THENCE N.78°05'46"E., A DISTANCE OF 110.39 FEET TO A [illegible] THE EASTERLY BOUNDARY LINE OF LOCUS PROP[illegible] S.14°36'08"E., A DISTANCE OF 12.00 FEET [illegible] SAID EASTERLY BOUNDARY LINE OF LOCUS [illegible]; THENCE S.78°05'46"W., A DISTANCE OF 114.11 FEET; THENCE N.70°41'50"W., A DISTANCE OF 188.21 FEET TO THE POINT OF BEGINNING, CONTAINING 3,823.38 SQUARE FEET OR 0.0878 ACRES, MORE OR LESS.

PORTION OF VOICESTREAM'S ACCESS EASEMENT PASSING THROUGH PARCEL (3) TAX MAP # 312-0A-001;

BEGINNING AT A POINT ON THE NORTHEASTERLY MOST CORNER OF SAID ACCESS EASEMENT, ALSO BEING A POINT ALONG THE EASTERLY BOUNDARY LINE OF LOCUS PROPERTY AS SHOWN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.78°05'46"E., A DISTANCE OF 372.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RICHMOND ROAD (STATE ROUTE 60); THENCE S.18°28'09"E., A DISTANCE OF 12.04 FEET TO A POINT ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF RICHMOND ROAD (STATE ROUTE 60); THENCE S.78°05'46"W., A DISTANCE OF 372.50 FEET TO A POINT ON THE SOUTHEASTERLY MOST CORNER OF SAID ACCESS EASEMENT, ALSO BEING A POINT ALONG THE EASTERLY BOUNDARY LINE OF LOCUS PROPERTY; THENCE N.14°36'08"W., A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING CONTAINING 4,466.45 SQUARE FEET OR 0.1025 ACRES, MORE OR LESS.

PROPOSED UTILITY EASEMENT

PORTION OF UTILITY EASEMENT WITHIN LOCUS PROPERTY; PARCEL (A) TAX MAP #282-09-00A

BEGINNING AT A POINT ON THE EASTERLY CORNER OF SAID LEASE AREA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.70°41'50"E., A DISTANCE OF 281.30 FEET; THENCE N.73°32'11"E., A DISTANCE OF 88.91 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF LOCUS PROPERTY; THENCE S.70°41'50"E., A DISTANCE OF 25.66 FEET TO A POINT ALONG SAID EASTERLY BOUNDARY LINE OF LOCUS PROPERTY; THENCE S.73°32'11"W., A DISTANCE OF 114.57 FEET; THENCE N.70°41'50"W., A DISTANCE OF 266.14 FEET; THENCE N.19°18'10"E., A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING CONTAINING 5,481.13 SQUARE FEET OR 0.1258 ACRES, MORE OR LESS.

PORTION OF VOICESTREAM'S UTILITY EASEMENT PASSING THROUGH PARCEL (3) TAX MAP # 312-0A-001;

BEGINNING AT A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF LOCUS PROPERTY AND THE NORTHEASTERLY MOST CORNER OF SAID UTILITY EASEMENT AS SHOWN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N.73°32'11"E., A DISTANCE OF 303.72 FEET; THENCE N.41°59'48"E., A DISTANCE OF 40.13 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RICHMOND ROAD (ROUTE 60); THENCE S.17°32'53"E., A DISTANCE OF 17.34 FEET TO A POINT ALONG SAID WESTERLY RIGHT OF WAY LINE OF RICHMOND ROAD (ROUTE 60); THENCE S.41°59'48"W., A DISTANCE OF 35.66 FEET; THENCE S.73°32'11"W., A DISTANCE OF 287.13 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY LINE OF LOCUS PROPERTY, AND THE SOUTHEASTERLY MOST CORNER OF SAID UTILITY EASEMENT; THENCE N.70°41'50"W., A DISTANCE OF 25.66 FEET TO THE POINT OF BEGINNING CONTAINING 4,998.83 SQUARE FEET OR 0.1148 ACRES, MORE OR LESS.

PROJECT INFORMATION

SITE NAME:	VEPCO AIRPORT ROAD
SITE NUMBER:	VA1009UB
SITE ADDRESS:	2500 RICHMOND ROAD, WILLIAMSBURG, VA 23185
OWNERS NAME:	RAUCH DEVELOPMENT CO. LLC, 300 ED WRIGHT LANE SUITE C, NEWPORT NEWS, VA 23606, 804-[illegible]

TOWER CENTROID

LATITUDE: N 37°18'11.09" LONGITUDE: W 76°43'50.66"
GROUND ELEVATION: 82.5'±
PARAPET ELEVATION: N/A
BASIS OF ELEVATIONS: GPS OBSERVATIONS RECORDED ON 10/17/01 SUB-METER ACCURACY TO NEAREST FOOT
BASIS OF BEARINGS: GPS OBSERVATIONS RECORDED ON 10/17/01 SUB-METER ACCURACY TO NEAREST FOOT

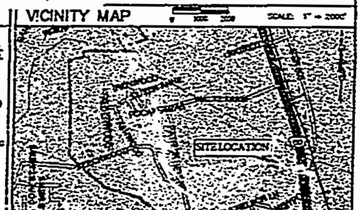
NOTES:
LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.
MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.
LATITUDE AND LONGITUDE FROM "ACT" & "DRIVE", REPORT DATED 10/17/01, 1983 NORTH AMERICAN DATUM.
BENCH MARK: [illegible] SET ON GROUND. TBM ELEVATION – [illegible]
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS OUTSIDE OF A 100 YR. OR 500 YR. FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 510202 0020 B, DATED FEBRUARY 6, 1981. NO SURVEYING WAS DONE TO DETERMINE THIS FLOOD ZONE.

LEGEND

1' CONTOUR INTERVAL
5' CONTOUR INTERVAL
PROPERTY LINE
OVERHEAD WIRES
CHAINLINK FENCE
UTILITY POLE
CONTROL POINT (TBM)
IRON PIN
TBM TEMPORARY BENCH MARK
P.O.C POINT OF COMMENCING
P.O.B POINT OF BEGINNING

VICINITY MAP

SCALE: 1" = 2000'



SURVEYOR'S CERTIFICATE

I, DENNIS J. GERWITZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP REPRESENTS THE RESULTS OF A PARTIAL SURVEY MADE UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OF THE UNDERLYING PARCEL. THE LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM THE DEEDS RECORDED WITH THE PERTINENT COUNTY/CITY ENTITY. THIS MAP DOES NOT REPRESENT A TITLE SEARCH. ADDITIONAL EASEMENTS AND/OR RIGHT-OF-WAYS MAY EXIST. THIS DRAWING IS THE SOLE PROPERTY OF THE OWNER ITS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED HEREIN IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

Dennis J. Gerwitz
L.S. – VIRGINIA LICENSE #1500

WEALTH OF VIRGINIA — GERWITZ — No. 1500 — 2/27/02

REVISIONS	BY
1 REVIEW 10/22/01	A.T.
2 FOR CONST. 10/29	A.T.
3 LEASE AREA 12/25	S.B.
4 ADDRESS 1/10/02	M.A.
5 ADDRESS 1/31/02	M.A.
6 ADD/EASEMENT 2/6/02	S.B.
7 FOR UTILITY 2/26/02	M.A.

ATLANTIS GROUP, INC.
15 Cypress St., Suite 205
Newton Centre, MA 02459
Office: 617-965-0789
Fax: 617-965-0103

#021698

SURVEY
VEPCO II AIRPORT ROAD
VA1009UB
2500 RICHMOND ROAD
WILLIAMSBURG, VA 23185

VoiceStream

87 PAGE 78

DRAWN BY:	A.T.
CHECKED BY:	S.M.
DATE:	10/22/01
PLOT SCALE:	1:1
DRAWING NAME:	VA1009UB.DWG
SHEET NO.:	C-1