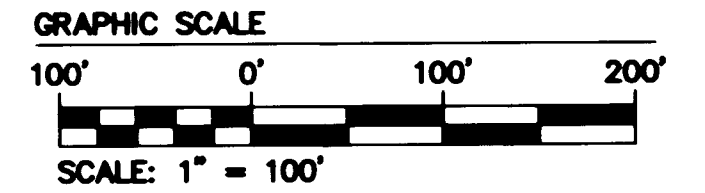
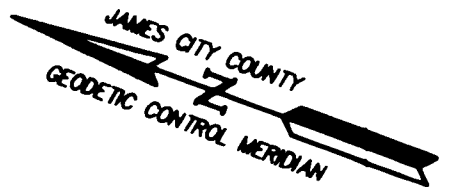


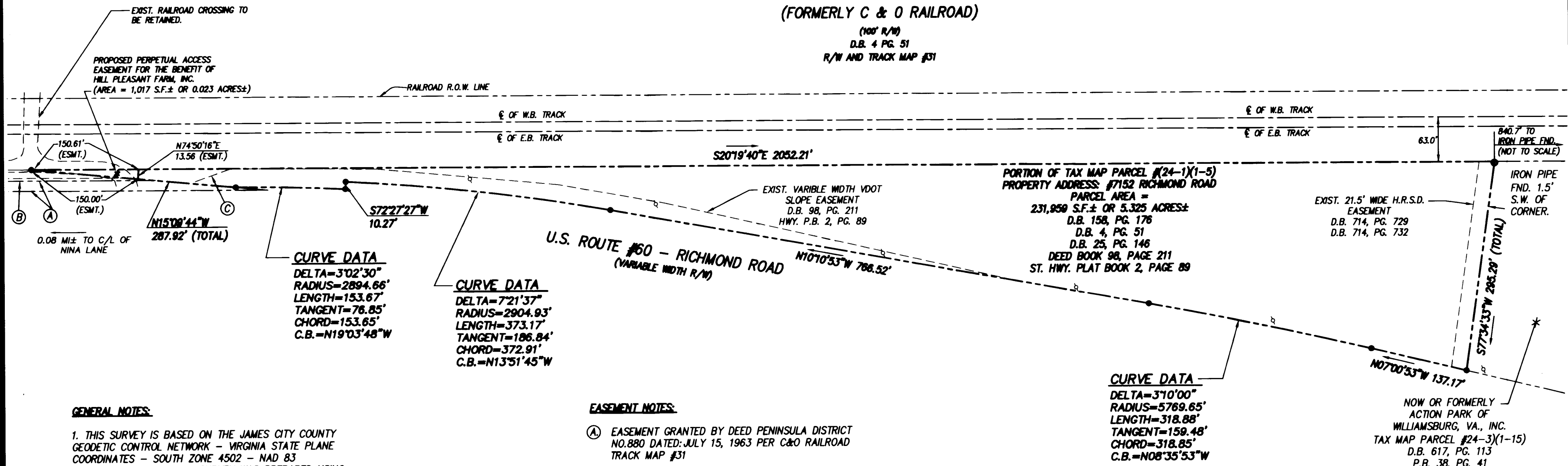
#060026096



HILL PLEASANT FARM, INC.
 TAX MAP PARCEL #24-1(1-5)
 PROPERTY ADDRESS: #7152 RICHMOND ROAD
 PARCEL AREA = 420.0 ACRES± TO REMAIN
 D.B. 158, PG. 176
 D.B. 4, PG. 51
 D.B. 25, PG. 146
 DEED BOOK 98, PAGE 211
 ST. HWY. PLAT BOOK 2, PAGE 89

CSX TRANSPORTATION
 (FORMERLY C & O RAILROAD)

(100' R/W)
 D.B. 4 PG. 51
 R/W AND TRACK MAP #31



GENERAL NOTES:

1. THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK - VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE 4502 - NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING CONVENTIONAL METHODS.
2. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCELS #24-1(1-5).
3. PROPERTY AS SHOWN IS CURRENTLY ZONED "B-1 WITH PROFFERS", GENERAL BUSINESS DISTRICT.
4. PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0020-B, DATED FEBRUARY 6, 1991.
5. TOTAL AREA OF PARCEL = 5.325 ACRES±.

EASEMENT NOTES:

- (A) EASEMENT GRANTED BY DEED PENINSULA DISTRICT NO.880 DATED: JULY 15, 1963 PER C&O RAILROAD TRACK MAP #31
- (B) RIGHT OF WAY AS SHOWN ON SHEET #5 OF HIGHWAY PLAN FOR PROJECT 0060-047 101, R/W 203 DATED: 10-7-65.
- (C) EXISTING VARIABLE WIDTH VDOT SLOPE EASEMENT. D.B. 98, PG. 211. HWY P.B. 2, PG.89

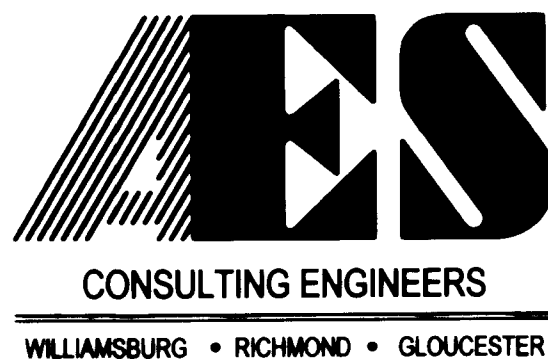
ADDITIONAL REFERENCES:

- DEED BOOK 36A, PAGE 513 (V.E.P.CO. ESMT.)
 DEED BOOK 27, PAGE 422 (V.E.P.CO. ESMT.)
 DEED BOOK 25, PAGE 210 (V.E.P.CO. ESMT.)
 V.E.P.CO. PLAT BOOK 4, PAGE 37
 DEED BOOK 96, PAGE 396 (V.E.P.CO. ESMT.)
 V.E.P.CO. PLAT BOOK 2, PAGE 303
 DEED BOOK 23, PAGE 114 (V.E.P.CO. ESMT.)
 V.E.P.CO. PLAT BOOK 3, PAGE 48

LEGEND

- D.B. = DEED BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 = POWER POLE
 = EASEMENT LINES
 = IRON PIPE FOUND
 = IRON ROD SET

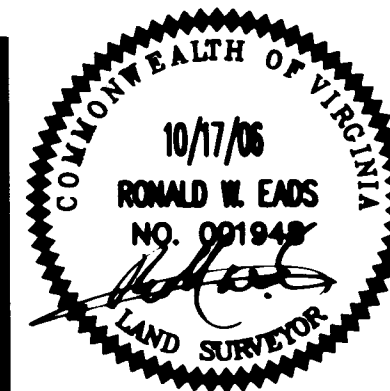
Large/Small Plat(s) Recorded herewith as # 060026096



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

PLAT OF SURVEY
 A PARCEL OF LAND CONTAINING 5.325 ACRES±
 STANDING IN THE NAME OF
 HILL PLEASANT FARM, INC.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY	REVIEWED BY

Designed AES	Drawn JDB
Scale 1"=100'	Date 10/17/06
Project No. 9688-01	
Drawing No. 1 OF 1	

City of Williamsburg & County of James City
 Circuit Court This PLAT was recorded on
 23 October 2006
 at 1:34 PM, PG. 51
 DOCUMENT # 060026096
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk