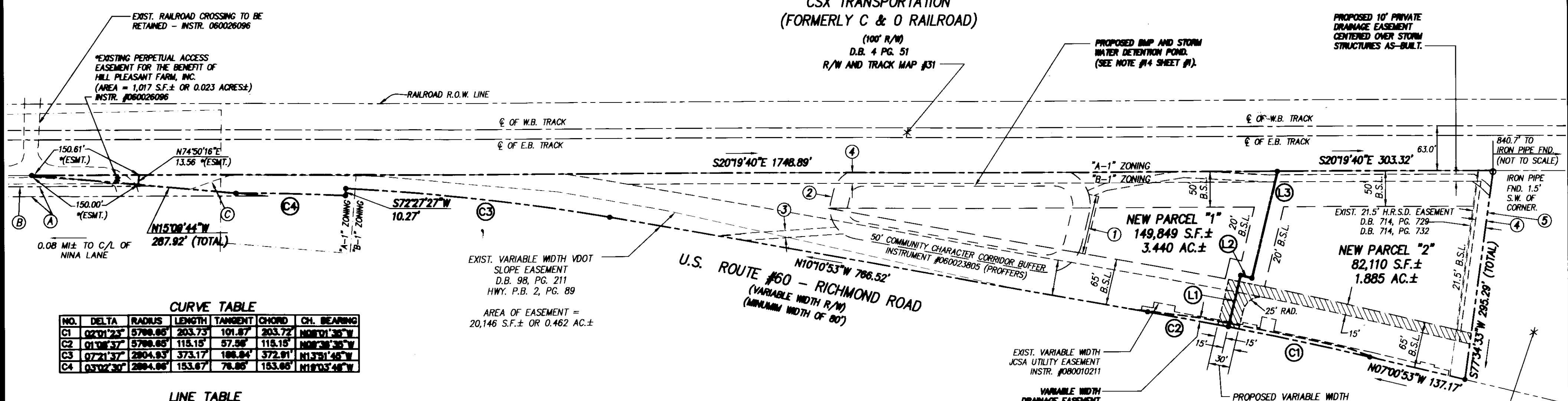


HILL PLEASANT FARM, INC.  
 TAX MAP PARCEL #24-1(1-5)  
 PROPERTY ADDRESS: #7152 RICHMOND ROAD  
 PARCEL AREA = 420.0 ACRES± TO REMAIN  
 D.B. 158, PG. 176  
 D.B. 4, PG. 51  
 D.B. 25, PG. 146  
 DEED BOOK 98, PAGE 211  
 ST. HWY. PLAT BOOK 2, PAGE 89

CSX TRANSPORTATION  
 (FORMERLY C & O RAILROAD)



**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	02°11'25"	5788.85'	203.73'	101.87'	203.72'	N07°01'36"W
C2	01°08'37"	5788.85'	115.15'	57.96'	115.15'	N08°38'36"W
C3	07°21'37"	2804.83'	373.17'	186.84'	372.91'	N13°51'45"W
C4	03°02'30"	2804.83'	153.67'	76.85'	153.66'	N18°03'48"W

**LINE TABLE**

NO.	BEARING	LENGTH
L1	N83°18'30"E	73.84'
L2	S08°40'30"E	16.50'
L3	N83°18'30"E	153.88'

- 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. AREA OF EASEMENT = 20,146 S.F.± OR 0.462 AC.±
  - (D) PROFFERS RECORDED AS INSTRUMENT #060023805

- PROPOSED EASEMENTS AND BUFFERS NOTES:**
- (1) PROPOSED BMP MAINTENANCE ACCESS EASEMENT
  - (2) PROPOSED PRIVATE DRAINAGE EASEMENT AND POND BUFFER. (SEE NOTE #14 SHEET #1)
  - (3) PROPOSED 10' PRIVATE DRAINAGE EASEMENT CENTERED OVER STORM STRUCTURES AS-BUILT.
  - (4) PROPOSED 15' LANDSCAPE BUFFER AS PER CURRENT ZONING ORDINANCE.
  - (5) 20' BUILDING SETBACK LINE AS PER CURRENT ZONING ORDINANCE.

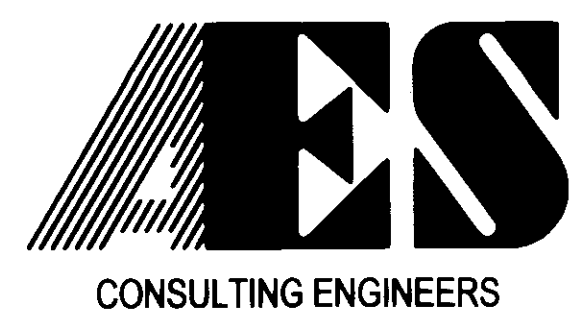
AREA OF EASEMENT - PARCEL #1 = 444 S.F.± OR 0.010 ACRES±  
 AREA OF EASEMENT - PARCEL #2 = 907 S.F.± OR 0.022 ACRES±  
 TOTAL AREA OF EASEMENT = 1,411 S.F.± OR 0.032 ACRES±

AREA OF EASEMENT - PARCEL 1 = 976 S.F.± OR 0.022 ACRES±  
 AREA OF EASEMENT - PARCEL 2 = 5,901 S.F.± OR 0.136 ACRES±  
 TOTAL AREA OF EASEMENT = 6,877 S.F.± OR 0.158 ACRES±

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

Large Plat(s) Recorded herewith as # **080026000**

TAX MAP ID: 2410100005A  
 STREET ADDRESS: #6950 RICHMOND ROAD

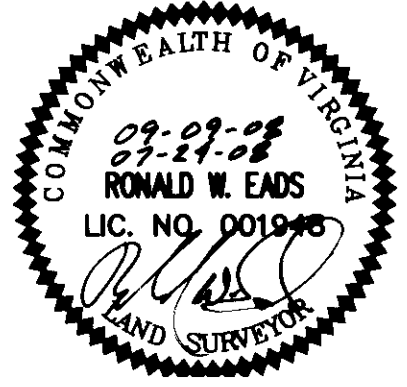


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 Fax (757) 220-8994

WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

PLAT OF SUBDIVISION  
 "PLEASANT HILL STATION"  
 OWNED BY HARBIN PROPERTIES, L.L.C.

STONEHOUSE DISTRICT      JAMES CITY COUNTY      VIRGINIA



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on October 22, 2008  
 at 2:07 PM, PG. 1  
 DOCUMENT # 080026000  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge*, Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1.	9/9/08	REVISED AS COUNTY COMMENTS DATED 9/3/08	JDB

Designed AES	Drawn JOB
Scale 1"=100'	Date 7/24/08
Project No. 9668-01	
Drawing No. 2 OF 2	