

#080404

Schedule B - Section II

REFERENCE SHOULD BE MADE TO:
TRANSNATION TITLE INSURANCE COMPANY
COMMITMENT NUMBER: BCT:0712138, EFFECTIVE DATE OF 12/28/07 @ 8:00 AM

- 1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. ENCROACHMENTS, OVERLAPS, DEFICIENCY IN QUANTITY OF GROUND, BOUNDARY LINE DISPUTES, ROADWAYS, UNRECORDED EASEMENTS, OR ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES - SHOWN ON SURVEY, IF ANY.
4. REFERENCED PLAT SHOWN HEREON.
5. INTENTIONALLY DELETED.
6. EASEMENTS TO THE CHESAPEAKE AND POTOMAC COMPANY OF VIRGINIA RECORDED IN DEED BOOK 81, PAGE 413, IN DEED BOOK 81, PAGE 415 AND IN DEED BOOK 92, PAGE 499. SHOWN ON SURVEY.
7. EASEMENTS TO THE VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 18 PAGE 568- UNABLE TO ACCURATELY PLOT AND LOCATE. INSTRUMENT NO. 01-1383- SHOWN ON SURVEY.
8. DECLARATION OF EASEMENT BY A. J. & L. CORPORATION, A VIRGINIA CORPORATION, RECORDED IN DEED BOOK 78, PAGE 254. SHOWN ON SURVEY.

Legal Description

PARCEL A

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERUNTO BELONGING, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, WHICH PROPERTY IS LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF RICHMOND ROAD, CONTAINING 0.214 ACRES, AS SHOWN HEREON AND WHICH SAID PARCEL IS MORE PARTICULARLY DESCRIBED ON SHEET 2 OF 3.

PARCEL B

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERUNTO BELONGING, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, WHICH PROPERTY IS LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF RICHMOND ROAD, CONTAINING 0.3682 ACRES, AS SHOWN HEREON AND WHICH SAID PARCEL IS MORE PARTICULARLY DESCRIBED ON SHEET 3 OF 3.

SURVEYOR'S CERTIFICATION

TO TRANSNATION TITLE INSURANCE COMPANY, WILLIAM AND MARY REAL ESTATE FOUNDATION, ALBERT M. TABACKMAN AND JOAN FENTON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1,3,4,6,7A,8,9,10,11A,13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: JANUARY 24, 2008

Signature of George M. Cunha, L.S. #002659

General Notes

- 1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORDS.
2. THESE PROPERTIES IS NOT WITHIN A FEMA DEFINED FLOOD PLAIN (FLOOD ZONE X) MAP NUMBER 51095C 0140C A EFFECTIVE DATE: SEPTEMBER 28, 2007.
3. MERIDIAN SOURCE: PLAT BOOK 91 PAGE 4
4. THE PROPERTY SHOWN HEREON IS CURRENTLY LISTED AS PARCEL #465-0A-00-048, PARCEL #465-0A-00-047 AND PARCEL #465-0A-00-054 AMONG THE RECORDS OF THE CITY OF WILLIAMSBURG, VIRGINIA REAL ESTATE ASSESSMENT OFFICE.
5. OWNER: ALBERT M. TABACKMAN & JOAN FENTON BY DEED BOOK 118, PAGE 629.
6. TITLE REPORT PROVIDED BY TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NUMBER BCT:0712138, DATED DECEMBER 28, 2007 AT 8:00 A.M. PROPERTY SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION AS THE ABOVE REFERENCED TITLE COMMITMENT.

ZONING (DOWNTOWN BUSINESS DISTRICT)(B-1)

MINIMUM YARD REQUIREMENTS:

- (1) FRONT
A. NO FRONT YARD SHALL BE REQUIRED, EXCEPT:
1. FOR LOTS FRONTING ON RICHMOND RD., THERE SHALL BE A FRONT YARD OF NOT LESS THAN 25 FEET.
2. FOR LOTS FRONTING ON LAFAYETTE ST., THERE SHALL BE A FRONT YARD OF NOT LESS THAN 15 FEET.
B. NO ACCESSORY BUILDING SHALL BE LOCATED IN A FRONT YARD.
(2) SIDE
A. NO SIDE YARDS SHALL BE REQUIRED, EXCEPT:
1. FOR LOT CONTIGUOUS TO RICHMOND RD. AND LAFAYETTE ST., THERE SHALL BE A SIDE YARD CONTIGUOUS TO THE STREET LINE OF NOT LESS THAN 15 FEET.
2. THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE FEET WHEN ADJOINING A LOT IN A RESIDENTIAL DISTRICT OR A LOT IN THE COLONIAL WILLIAMSBURG HISTORIC DISTRICT CW.
B. SIDE YARDS FOR ACCESSORY BUILDINGS, WHEN ADJOINING A LOT IN A RESIDENTIAL DISTRICT OR A LOT IN THE COLONIAL WILLIAMSBURG HISTORIC DISTRICT CW, SHALL NOT BE LESS THAN 3 FEET.
(3) REAR
A. NO REAR YARD SHALL BE REQUIRED, EXCEPT:
1. THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET WHEN ADJOINING A LOT IN A RESIDENTIAL DISTRICT OR A LOT IN THE COLONIAL WILLIAMSBURG HISTORIC DISTRICT CW.
B. REAR YARDS FOR ACCESSORY BUILDINGS, WHEN ADJOINING A LOT IN A RESIDENTIAL DISTRICT OR A LOT IN THE COLONIAL WILLIAMSBURG HISTORIC DISTRICT CW, SHALL NOT BE LESS THAN FIVE FEET.

HEIGHT REGULATIONS

- (1) BUILDINGS MAY BE ERECTED UP TO 35 FEET FROM GRADE EXCEPT THAT:
A. A PUBLIC OR SEMIPUBLIC BUILDING SUCH AS A SCHOOL, CHURCH, OR LIBRARY MAY BE ERECTED UP TO 45 FEET FROM GRADE.
B. STAIR TOWERS, EQUIPMENT PENTHOUSES, MECHANICAL EQUIPMENT AND SCREENING WALLS ARE EXEMPT FROM THE HEIGHT LIMITATIONS, PROVIDED THAT THEY SHALL NOT COVER MORE THAN 30 PERCENT OF THE TOTAL ROOF AREA AND SHALL NOT EXCEED THE BUILDING HEIGHT BY MORE THAN TEN FEET. EQUIPMENT PENTHOUSES, MECHANICAL EQUIPMENT AND SCREENING WALLS SHALL BE SET BACK FROM THE FRONT WALL OF THE BUILDING ONE FOOT FOR EACH FOOT OF HEIGHT ABOVE THE ROOF LEVEL.
C. PARAPET WALLS SHALL NOT EXCEED THE BUILDING HEIGHT BY MORE THAN FOUR FEET.
D. CUPOLAS, SPIRES AND STEEPLES MAY BE ERECTED TO A HEIGHT OF 90 FEET ABOVE GRADE, AND MAY EXTEND HIGHTER IF A SPECIAL EXCEPTION IS APPROVED BY THE BOARD OF ZONING APPEALS IN ACCORDANCE WITH SECTION 21-97(F). THE BOARD SHALL NOT APPROVE THE SPECIAL EXCEPTION UNLESS IT FINDS THAT THE CUPOLA, SPIRE OR STEEPLE IS IN PROPER PROPORTION TO THE BUILDING.

3 Large/Small Plat(s) Recorded herewith as # 080404



Vanasse Hangen Brustlin, Inc.

Transportation
Land Development
Environmental Services

351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

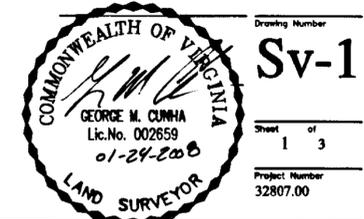
Legend

- DRAIN MANHOLE, CATCH BASIN, SEWER MANHOLE, ELECTRIC MANHOLE, TELEPHONE MANHOLE, MANHOLE, HH - HANDHOLE, BOLLARD, WATER VALVE, GAS LINE, WATER LINE, GUARD RAIL, SEWER LINE, DRAIN LINE, FIRE HYDRANT, GAS VALVE, STREET SIGN, LIGHT POLE, UTILITY POLE, GUY POLE, GUY WIRE, MONITORING WELL, UNDERGROUND ELECTRIC, EDGE OF PAVEMENT, CONCRETE CURB, TELEPHONE LINE, OVERHEAD WIRE, CHAIN LINK FENCE

Table with columns for No., Revision, Date, and Appr. Includes project title and date: JANUARY 24, 2008

255 RICHMOND RD
327 RICHMOND RD
630 PRINCE GEORGE ST
CITY OF WILLIAMSBURG, VIRGINIA
Issued for WILLIAM & MARY REAL ESTATE FOUNDATION

ALTA/ACSM
LAND TITLE SURVEY



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 25 February 2008
at 1:17 AM/PM. PB. 0 PG.
DOCUMENT # 080404
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#080404



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351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- ⊙ HI - HANDHOLE
- ⊙ BOLLARD
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- GUARD RAIL
- SEWER LINE
- DRAIN LINE
- EDGE OF PAVEMENT
- CONCRETE CURB
- TELEPHONE LINE
- OVERHEAD WIRE
- CHAIN LINK FENCE

No.	Revision	Date	Appr.

Designed by: _____ Drawn by: **MAG** Checked by: **GMC**
 CAD checked by: _____ Approved by: _____
 Scale: 1"=20' Date: **JANUARY 24, 2008**
 Project Title: _____

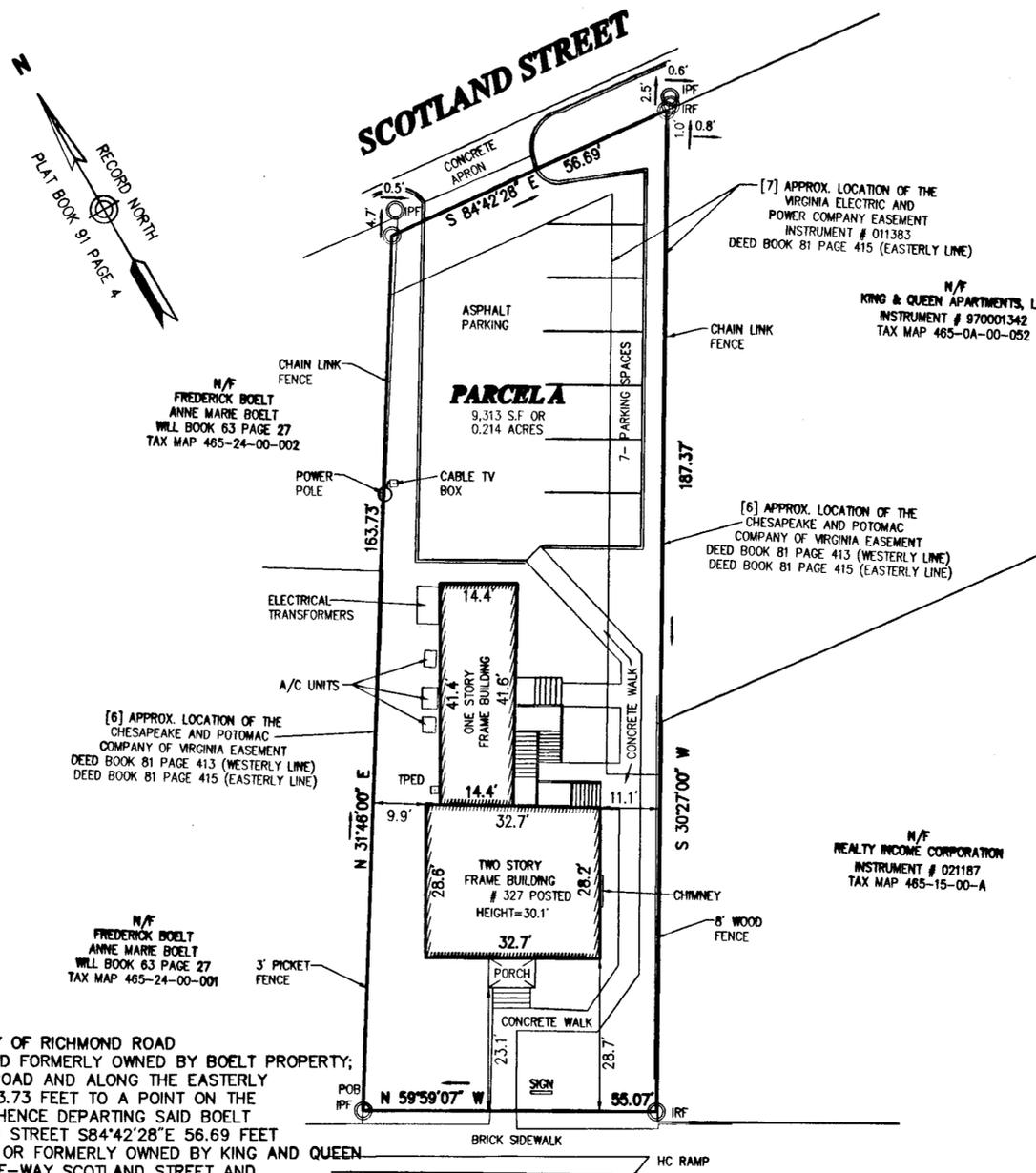
255 RICHMOND RD
327 RICHMOND RD
630 PRINCE GEORGE ST
CITY OF WILLIAMSBURG, VIRGINIA

Issued for:
**WILLIAM & MARY
REAL ESTATE
FOUNDATION**

Drawing Title:
**ALTA/ACSM
LAND TITLE SURVEY**



Drawing Number:
Sv-2
Sheet of 3
Project Number:
32807.00



Metes and Bounds Description

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF RICHMOND ROAD AND BEING THE SOUTHWESTERLY CORNER OF THE NOW AND FORMERLY OWNED BY BOELT PROPERTY; THENCE DEPARTING THE SAID RIGHT-OF-WAY RICHMOND ROAD AND ALONG THE EASTERLY PROPERTY LINE OF SAID BOELT PROPERTY N31°46'00"E 163.73 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SCOTLAND STREET; THENCE DEPARTING SAID BOELT PROPERTY AND ALONG SAID RIGHT-OF-WAY OF SCOTLAND STREET S84°42'28"E 56.69 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE NOW OR FORMERLY OWNED BY KING AND QUEEN APARTMENTS, LLC; THENCE DEPARTING THE SAID RIGHT-OF-WAY SCOTLAND STREET AND ALONG THE WESTERLY LINES OF SAID KING AND QUEEN APARTMENTS, LLC AND THE NOW AND FORMERLY OWNED REALTY INCOME CORPORATION S30°27'00"W 187.37 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SAID REALTY INCOME CORPORATION PROPERTY AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE SAID RICHMOND ROAD; THENCE DEPARTING THE SAID REALTY INCOME CORPORATION PROPERTY AND ALONG THE SAID RIGHT-OF-WAY LINE RICHMOND ROAD N59°59'07"W 55.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,313 SQUARE FEET OR 0.214 ACRES OF LAND.

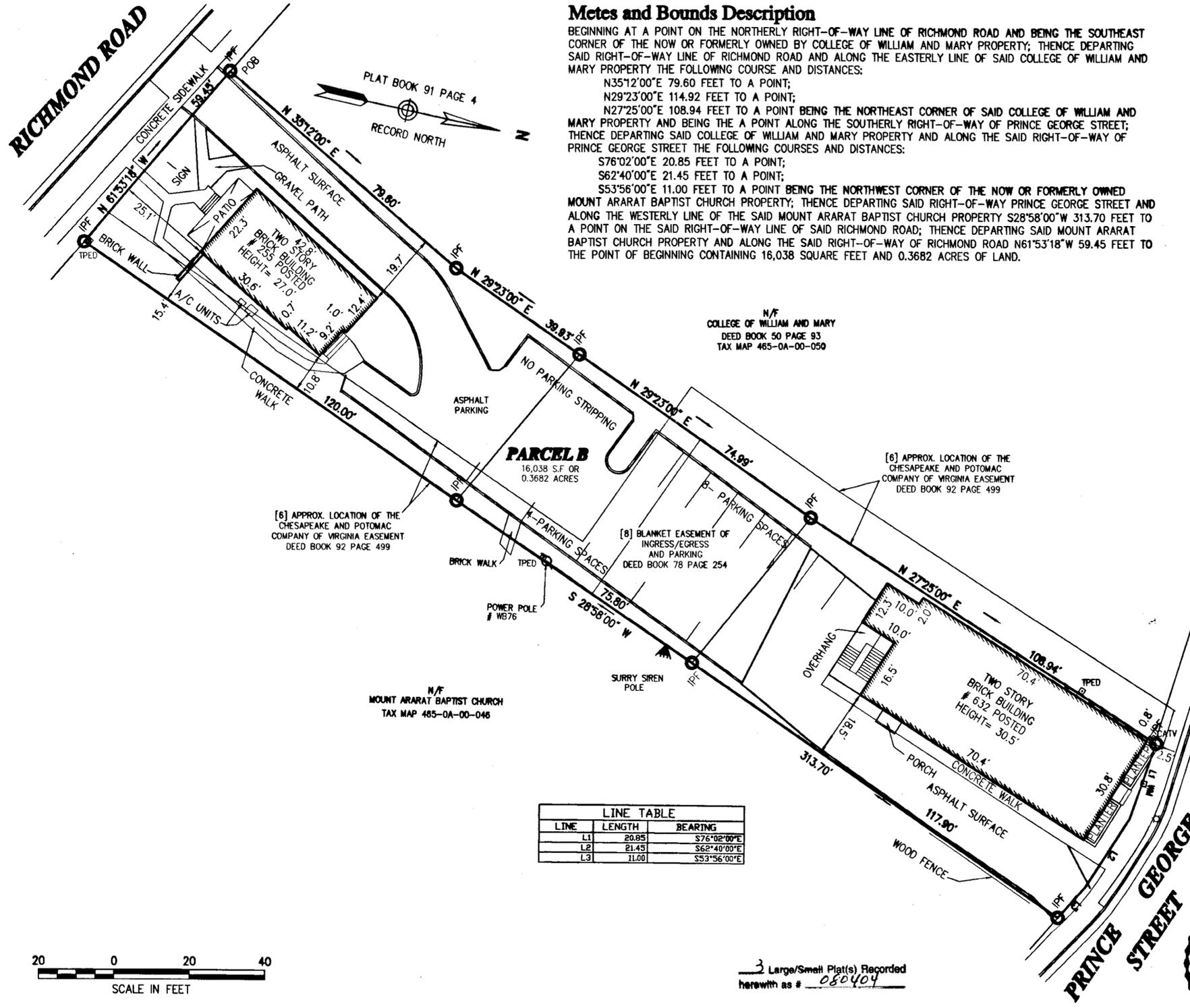
RICHMOND ROAD

3 Large/Small Plat(s) Recorded
herewith as # 080404



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 February 2008
at 1:11 AM/PM. PB PG
DOCUMENT # 080404
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#080404



Metes and Bounds Description

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RICHMOND ROAD AND BEING THE SOUTHEAST CORNER OF THE NOW OR FORMERLY OWNED BY COLLEGE OF WILLIAM AND MARY PROPERTY; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF RICHMOND ROAD AND ALONG THE EASTERLY LINE OF SAID COLLEGE OF WILLIAM AND MARY PROPERTY THE FOLLOWING COURSE AND DISTANCES:
 N35°12'00"E 79.60 FEET TO A POINT;
 N29°23'00"E 114.92 FEET TO A POINT;
 N27°25'00"E 108.94 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID COLLEGE OF WILLIAM AND MARY PROPERTY AND BEING THE A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY OF PRINCE GEORGE STREET; THENCE DEPARTING SAID COLLEGE OF WILLIAM AND MARY PROPERTY AND ALONG THE SAID RIGHT-OF-WAY OF PRINCE GEORGE STREET THE FOLLOWING COURSES AND DISTANCES:
 S76°02'00"E 20.85 FEET TO A POINT;
 S62°40'00"E 21.45 FEET TO A POINT;
 S53°56'00"E 11.00 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE NOW OR FORMERLY OWNED MOUNT ARARAT BAPTIST CHURCH PROPERTY; THENCE DEPARTING SAID RIGHT-OF-WAY PRINCE GEORGE STREET AND ALONG THE WESTERLY LINE OF THE SAID MOUNT ARARAT BAPTIST CHURCH PROPERTY S28°58'00"W 313.70 FEET TO A POINT ON THE SAID RIGHT-OF-WAY LINE OF SAID RICHMOND ROAD; THENCE DEPARTING SAID MOUNT ARARAT BAPTIST CHURCH PROPERTY AND ALONG THE SAID RIGHT-OF-WAY OF RICHMOND ROAD N61°53'18"W 59.45 FEET TO THE POINT OF BEGINNING CONTAINING 16,038 SQUARE FEET AND 0.3682 ACRES OF LAND.



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Legend

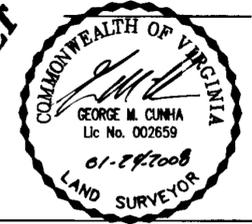
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No.	Revision	Date	Appr.

Designed by: _____ Drawn by: **MAG** Checked by: **GMC**
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 Scale: 1"=20' Date: **JANUARY 24, 2008**

Project Title
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 CITY OF WILLIAMSBURG, VIRGINIA**
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 REAL ESTATE
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Drawing Title
**ALTA/ACSM
 LAND TITLE SURVEY**



Drawing Number
Sv-3
 Sheet of 3
 Project Number
 32807.00

LINE	LENGTH	BEARING
L1	20.85	S76°02'00"E
L2	21.45	S62°40'00"E
L3	11.00	S53°56'00"E



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 herewith as # **080404**

City of Williamsburg & County of James City
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 at **1:17** AM/PM, PB _____ PG _____
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BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

\\VAMILL\32807.00\CAD\SRV\PLANS\3280700-ALTA.DWG