

160001266

CERTIFICATION OF SOURCE OF TITLE

(TAX MAP PARCELS 0440100008 AND 0440100009)

TITLE TO THE PROPERTY IS CURRENTLY VESTED IN HAZELWOOD FARMS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AS TO ONE-HALF UNDIVIDED INTEREST; AND R.M. HAZELWOOD, III, LARRY L. HAZELWOOD AND DEBORAH H. DRUDGE, TRUSTEES OF THE R.M. HAZELWOOD, JR. IRREVOCABLE FAMILY TRUST DATED DECEMBER 19, 2007 PER DEED RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 070035388. (SEE ALSO DOCUMENTS 060031634, 070004992, 070004993, 070004994 AND WILL BOOK 10 PAGE 499)

(TAX MAP PARCELS 0440100002 AND 0440100003)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PAMAKA, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY TO HAZELWOOD FARMS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 4, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 140019659.

(TAX MAP PARCELS 0430100017, 0430100012, 0430100013 AND 0440100014)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY R.M. HAZELWOOD, JR. TO HAZELWOOD FARMS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 7, 1998 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NO. 980023823.

(TAX MAP PARCEL 0440100015)

TITLE TO THE PROPERTY IS CURRENTLY VESTED IN TRUSTEES OF THE R.M. HAZELWOOD, JR. REVOCABLE TRUST DATED MAY 5, 2003 AS TO AN UNDIVIDED ONE-HALF INTEREST, AND TRUSTEES OF THE NETTIE A. HAZELWOOD RESIDUARY TRUST ESTABLISHED UNDER THE NETTIE A. HAZELWOOD REVOCABLE TRUST DATED MAY 5, 2003 AS TO AN UNDIVIDED ONE-HALF INTEREST. SEE DEEDS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS DOCUMENT NUMBERS 050000792, 060021493 AND WILL FOR R.M. HAZELWOOD, JR. RECORDED AS DOCUMENT 14008204W.

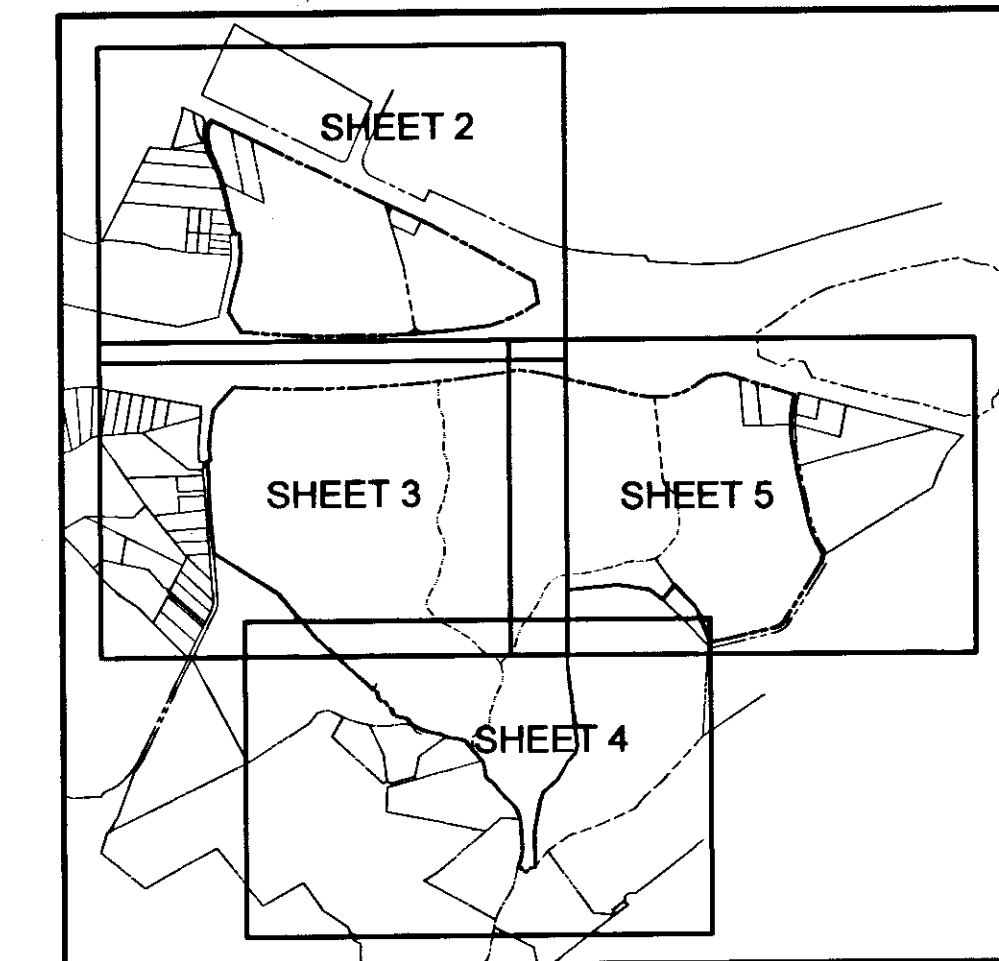
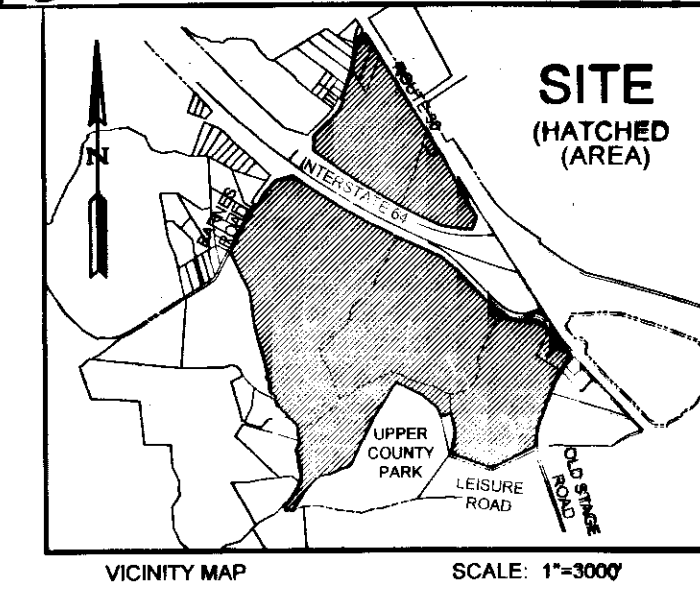
AREA TABULATION

TAX MAP NO.	SQUARE FEET	ACRES
0440100009 (PART 1)	873,388	20.050
0440100009 (PART 2)	2,811	0.064
0440100008	42,752	0.981
0440100003	100,634	2.310
0440100002	123,175	2.830
0430100017 (PART 1)	2,300,887	52.821
0430100017 (PART 2)	5,689,039	130.602
0430100012 AND 0430100013	8,439,593	193.746
0440100014	66,686	1.531
0440100015	100,223	2.301
<b>TOTAL</b>	<b>17,739,188</b>	<b>407.236</b>

NOTES:

- TAX MAP PARCELS INCLUDED IN THIS SURVEY ARE ALL OF PARCELS 0430100012, 0430100017, 0430100013, 0440100002, 0440100003, 0440100008, 0440100009, 0440100014 AND 0440100015.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (FILE NO. S 13925 EFFECTIVE DATE JULY 31, 2015 AT 7:59 AM). HOWEVER ALL ENCUMBRANCES OR EASEMENTS MAY NOT BE SHOWN.
- DURING THE PROCESS OF OUR PERIMETER SURVEY, NO INDICATION OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THIS SURVEY IS BASED ON INFORMATION OF PUBLIC RECORD FILED AT THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, GIS LINE WORK FROM JAMES CITY COUNTY, A TITLE REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (FILE NO. S 13925 EFFECTIVE DATE JULY 31, 2015 AT 7:59 AM) AND ON A FIELD SURVEY WHICH BEGAN FEBRUARY 16, 2015 AND WAS LAST REVISED JANUARY 7, 2016 BY AES CONSULTING ENGINEERS PERSONNEL.
- ROAD RIGHT OF WAYS WERE DETERMINED USING PLATS OF RECORD, CENTERLINE OF ROAD LOCATIONS, FOUND MONUMENTATION AND HIGHWAY PLANS INCLUDING:
  - BARNES ROAD - ROUTE 168 STATE HIGHWAY PROJECT 1177D SHEET 5
  - OLD STAGE ROAD - ROUTE 168 STATE HIGHWAY PROJECT 1177D SHEET 7
  - INTERSTATE 64, AND ROUTES 64, 168, 30 INTERCHANGE - STATE HIGHWAY PROJECT 0064-047-101-RW201 SHEETS 11-14B
- THE SURVEYED PROPERTY SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED PER FEMA FIRM MAP NUMBER 51095CND08 (INDEX MAP) NOTING THAT PANEL 51095C0037D IS "PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS."
- BUILDING SETBACK REQUIREMENTS PER CURRENT B-1 ZONING.
  - MINIMUM YARD REQUIREMENTS:  
 STRUCTURES SHALL BE LOCATED 50 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH. WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH, STRUCTURES SHALL BE LOCATED 75 FEET OR MORE FROM THE CENTERLINE OF THE STREET.  
  
 SETBACKS MAY BE REDUCED TO 25 FEET FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH OR 50 FEET FROM THE CENTERLINE OF THE STREET WHERE THE STREET RIGHT-OF-WAY IS LESS THAN 50 FEET IN WIDTH WITH APPROVAL OF THE PLANNING DIRECTOR.
  - BUILDINGS SHALL BE LOCATED 20 FEET OR MORE FROM SIDE OR REAR PROPERTY LINES. HOWEVER, THE MINIMUM SIDE YARD SHALL BE 50 FEET IF THE SIDE YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM REAR YARD SHALL BE 50 FEET IF THE REAR YARD ADJOINS PROPERTY IN A RESIDENTIAL DISTRICT OR AN AGRICULTURAL DISTRICT THAT IS DESIGNATED FOR RESIDENTIAL USE ON THE COMPREHENSIVE PLAN. THE MINIMUM SIDE AND REAR YARDS SHALL BE INCREASED AN ADDITIONAL ONE FOOT FOR EACH ONE FOOT OF BUILDING HEIGHT IN EXCESS OF 35 FEET.
  - ALL ACCESSORY STRUCTURES SHALL BE LOCATED AT LEAST TEN FEET FROM ANY SIDE OR REAR LOT LINE.
- HORIZONTAL DATUM: JAMES CITY COUNTY  
 GEODETIC CONTROL NETWORK  
 VA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE  
 NAD83
- FIELD LOCATED WETLANDS SHOWN ON THIS PLAT OF SURVEY WERE MARKED BY KERR ENVIRONMENTAL SERVICES IN FEBRUARY OF 2015.
- NOT ALL OF THE IMPROVEMENTS TO THESE PROPERTIES ARE SHOWN.

- LEGEND
- RIGHT-OF-WAY LINE
  - EDGE OF PAVEMENT
  - PARCEL LINE
  - ADJACENT PROPERTY LINE
  - FENCE
  - STREAM
  - △ SURVEY TIE LINES
  - IRON ROD SET
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - VDHMF VA DEPT. HIGHWAYS MONUMENT FOUND
  - TPED TELECOMM PEDESTAL
  - ⊕ POWER POLE
  - SIGN



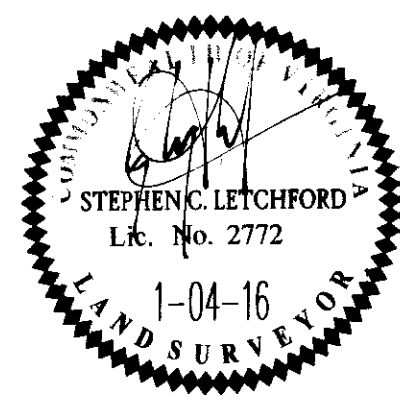
5 Large/Small Plat(s) Recorded herewith as # 160001266

STATE OF VIRGINIA  
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS DAY OF 1-27, 2016  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 01:25 AM/PM  
 INSTRUMENT # 160001266

TESTE: Rebecca Cameron, Dep. Clerk  
 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required  
 CMS  
 1/27/16

Rev.	Date	Description	Revised By



**AES**  
 CONSULTING ENGINEERS  
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 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SURVEY  
 EIGHT PARCELS OF LAND CONTAINING A TOTAL AREA OF 407.236 ACRES±  
 PREPARED FOR HAZELWOOD FARMS, L.L.C.  
 A VIRGINIA CORPORATION  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SCL / JFS  
 Project Number: W10325-00  
 Scale: 1"=200' Date: 1-04-2016  
 Sheet Number  
**1 OF 5**