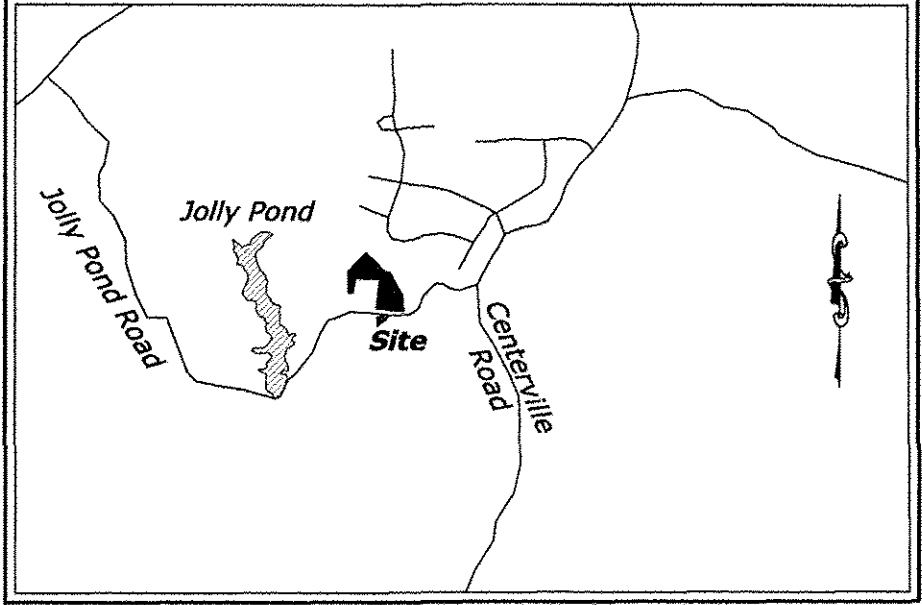


180010244



Vicinity Map
Scale: 1"= 2000'±

General Notes:

- 1) Parcel I.D. 3030100021
- 2) Owners: Thomas B. Wallace, Trustee of the Thomas B. Wallace Revocable Trust and Evangeline Wallace, Trustee of the Evangeline Wallace Revocable Trust. Instrument No. 090009180.
- 3) This property is zoned A1.
- 4) RPA/Wetlands features shown hereon are based on Enviro-Utilities Wetland Delineation and RPA Determination Report dated April 30, 2018.
- 5) No title commitment provided. All easements may not be shown.
- 6) Information contained hereon is based on field-run surveys conducted during the months of May and June, 2018.

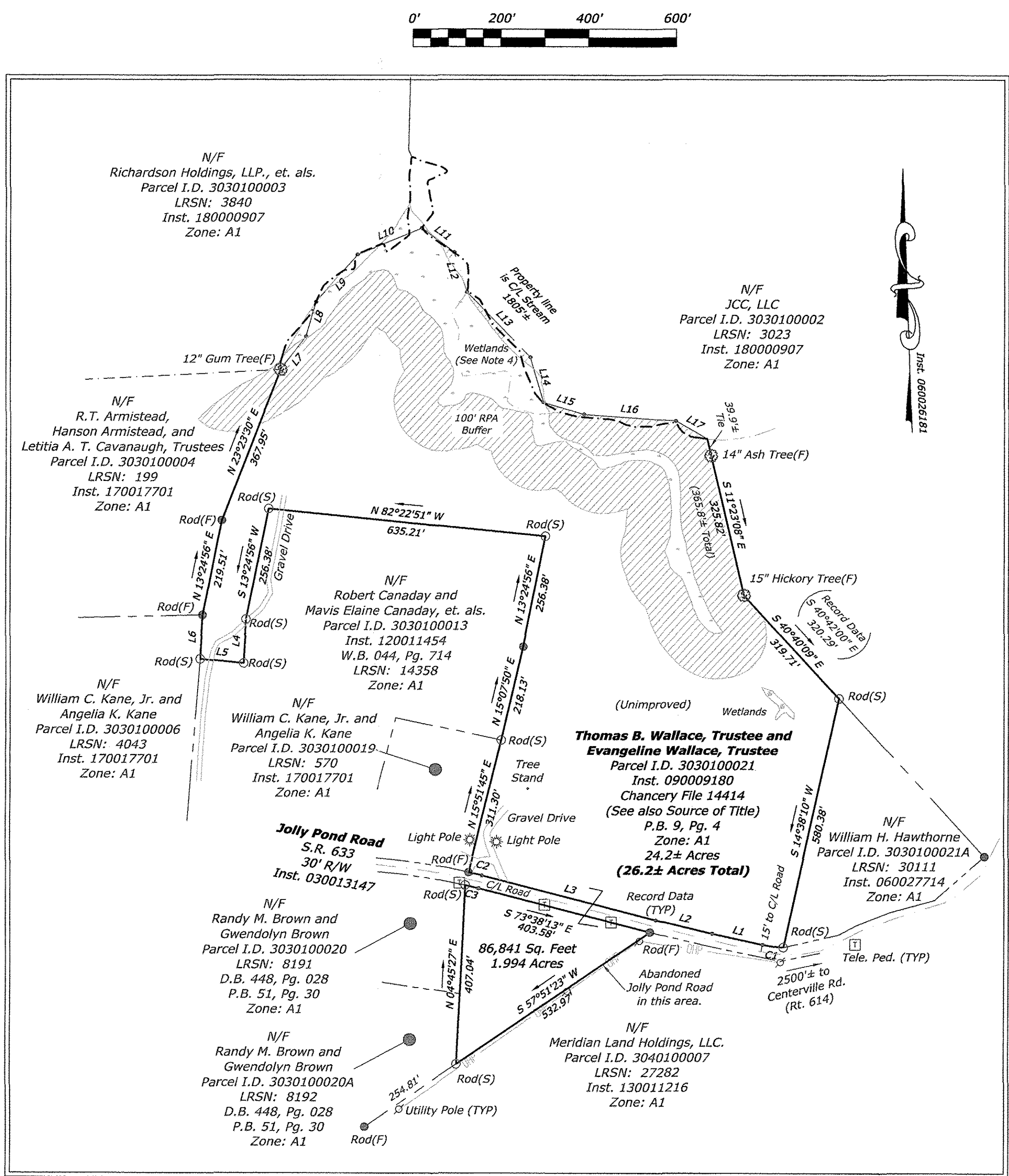
Line Table

LINE	BEARING	DISTANCE
L1	N 75°37'48" W	117.54'
L2	N 74°41'28" W	132.50'
L3	N 73°39'09" W	409.44'
L4	S 05°30'15" W	100.07'
L5	N 82°22'51" W	100.07'
L6	N 05°30'15" E	100.07'
L7	N 39°17'10" E	94.91'
L8	N 18°22'06" E	81.70'
L9	N 43°23'55" E	143.49'
L10	N 69°38'13" E	159.49'
L11	S 50°55'15" E	92.15'
L12	S 15°47'20" E	95.28'
L13	S 42°24'05" E	207.13'
L14	S 14°25'57" E	106.88'
L15	S 71°22'53" E	95.95'
L16	S 83°53'23" E	209.73'
L17	S 58°31'11" E	82.20'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	257.13'	47.85'	47.78'	N 80°57'37" W	10°39'44"
C2	1432.12'	30.87'	30.87'	N 74°16'42" W	1°14'06"
C3	1402.12'	31.42'	31.42'	S 74°32'22" E	1°17'02"

Large/Small Plat(s) Recorded herewith as # 180010244



Zone - A1 Minimum Yard Requirements:

	Front Yard	Side Yard	Rear Yard	Accessory Structures Side Yard	Accessory Structures Rear Yard
A-1	100' C/L of R/W	15'	35'	5'	5'

Flood Certification:

The subject property is located in Zone "X" as indicated on Flood Insurance Rate Map (FIRM), Map No. 51095C0116D with a Map Revised date of December 16, 2015.

Surveyor's Certificate and Source of Title:

The subject property (PID 3030100021) is as described in Instrument # 090009180 dated April 1, 2009, between Thomas B. Wallace, Grantor, and Thomas B. Wallace, Trustee of the Thomas B. Wallace Revocable Trust under an agreement dated May 2, 2009, and Evangeline Wallace, Trustee of the Evangeline Wallace Revocable Trust under an agreement dated March 2, 2009, Grantees. Subject property is also a portion of a 30.60 acre parcel pursuant to a Plat labeled as Exhibit B and attached to Instrument #0301441400 with reference to James City County Chancery File No. 14414. The subject property also includes a 2.0 acre parcel which was created by the relocation of Jolly Pond Road; a portion of Plat Book 2, Page 27. The 2.0 acre parcel is situated on the southerly side of said Jolly Pond Road.

The subject property excludes a 3.00 acre parcel situated to the east of the subject parcel. The 3.0 acre exclusion is indicated on a plat entitled "Sketch Showing Proposed 3.00 Acre Purchase Area" Pursuant to Order of the Circuit Court of the City of Williamsburg and James City County (Chancery File No. 15239).

Cumulatively, the current subject property (referenced as 23.99 acres less the 2.00 acre parcel south of Jolly Pond Road) is pursuant to Deed of Confirmation dated June 11, 2012, and recorded as Instrument # 120015179, among the land records of James City County, Va. Additionally, the subject property is pursuant to Final Order, Civil Action #07-202 in the aforesaid County Circuit Court records.

Wallace Property; Parcel ID 3030100021
Current Ownership Instrument # 090009180

Subtotal Area: 24.2± Acres
Subtotal Area: 1.99± Acres
(portion south of Jolly Pond Road)

Total Area: 26.2± Acres*

* Area totals are pursuant to current field survey.

I, David R. Gardy, LS, do hereby certify to the best of my professional knowledge and belief, that this Boundary Survey is true and correct, and reflects the findings of field-run surveys, conducted by this office during the months of May and June, 2018.

David R. Gardy
David R. Gardy, L.S.
Va. Registration No. 1751
June 8, 2018
Date

JCC Subdivision Agent Approval Not Required

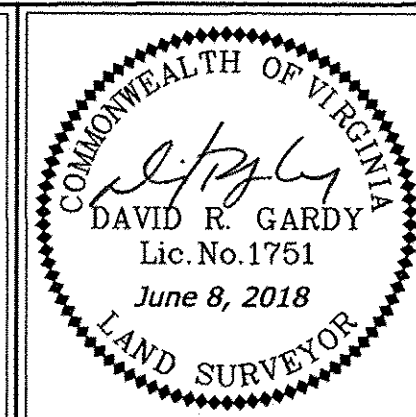


City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 18, 2018
at 12:37 AM/PM, PB _____ PG _____
Document # 180010244
MONA A. FOLEY, CLERK
Mona A. Foley Clerk

(804) 370-2551 ■ Fax: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Boundary Survey
Property of:
Thomas B. and Evangeline Wallace (Trustees)
Parcel I.D.: 3030100021; LRSN: 1116
Inst. 090009180
Powhatan District, James City County, Virginia



MAG. DISTRICT:	POWhatan	COUNTY:	JAMES City
DATE:	June 8, 2018	SCALE:	1"=200'
SHEET:	1 OF 1	J.N.:	18-0010
DRAWN BY:	RJL	CHECKED BY:	DRG
REV.		DATE	