

180015007


ALTA/NSPS LAND TITLE SURVEY OF THE LAND OF RIVERVIEW

STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA

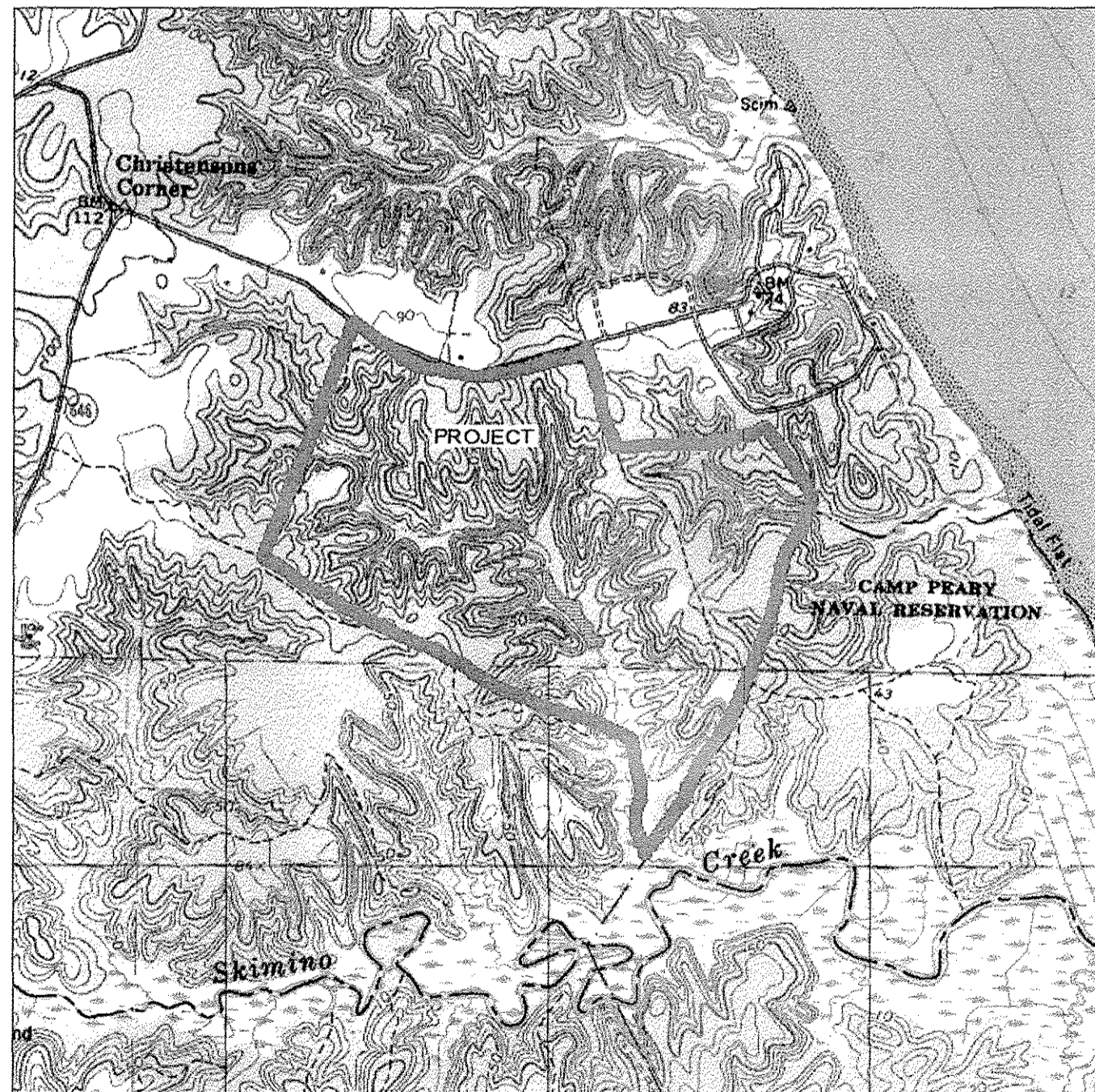
TO: LYNN HAGGARD, B. P. STIEFFEN WOODLANDS, LLC, DENNIS R. STIEFFEN, BRIDGE TRUST TITLE, THE TRUST FOR PUBLIC LAND, THE COMMONWEALTH OF VIRGINIA, AND THE US DEPARTMENT OF THE NAVY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(A), 13, 14, 15, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 22, 2018.

DATE OF PLAT OR MAP: SEPTEMBER 10, 2018

PHILLIP L. KEYSER 

LOCATION MAP
SCALE: 1"=2000'



GENERAL NOTES

1) THIS SURVEY DOES NOT REFLECT TOPOGRAPHIC FEATURES AND \ OR SOIL STUDIES.

2) THIS SURVEY PREPARED WITH THE BENEFIT OF TITLE REPORT.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE NO. 091054357

3) PROPERTY REFERENCES: DB 307 PG. 528

4) PROPERTY IS STANDING IN THE NAME OF:
DENNIS R. STIEFFEN, ANN LYNN COLEMAN STIEFFEN, LYNN HAGGARD AS TRUSTEE, B. P. STIEFFEN WOODLANDS, L.L.C.,

NOTE: ALL LINES DETERMINED BY PREVIOUS SURVEYS, FOUND POINTS, AND DEED DESCRIPTIONS.

SEE MAP NUMBERS 51095C0064D, 51095C0068D, 51095C0127D, AND 51095C131D, FLOOD INSURANCE RATE MAPS, JAMES CITY COUNTY, VIRGINIA FOR FLOOD INFORMATION.

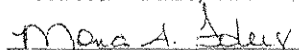
LINE BETWEEN LIMITED USE AREA AND PARK DEVELOPMENT AREA WAS DRAWN BASED ON INSTRUCTIONS PROVIDED ME BY THE TRUST FOR PUBLIC LAND.

LEGEND

- INDICATES FOUND PIPE UNLESS OTHERWISE NOTED
- INDICATES PIN SET UNLESS OTHERWISE NOTED
- ☆ INDICATES FOUND ROD UNLESS OTHERWISE NOTED
- INDICATES FOUND CONCRETE MONUMENT UNLESS OTHERWISE NOTED

TOTAL AREA - 400.797 AC.

5 Large/Small Plat(s) Recorded
herewith as # 180015007

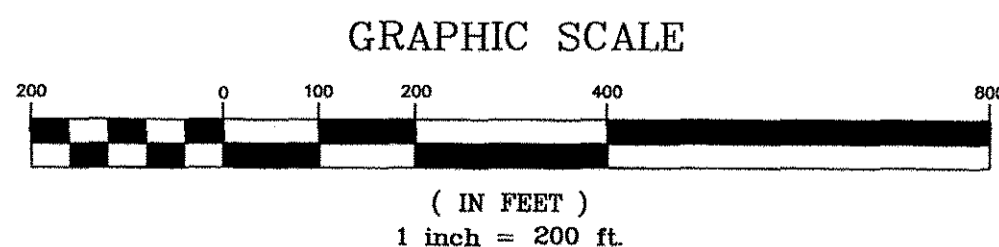
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Sept. 21, 2018
at 2:15 AM/PM, PG. —
Document # 180015007
MONA A. FOLEY, CLERK
 Clerk

EB, D.C.

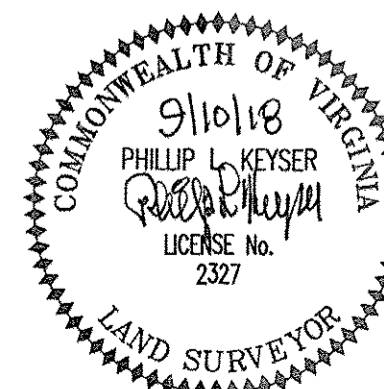
SHEET 1 OF 5

Legal Description

Beginning at a point in the center of Virginia State Highway 606, Riverview Road, a corner with the land of Joanne Kellum; thence, along the center of Riverview Road, S70°27'03"E, 187.60' to a point; thence, continuing with the center of Riverview Road along a curve to the right with a radius of 1361.31', an arc length of 354.63', a chord bearing of S62°59'16"E, a chord distance of 353.62' to a point; thence, continuing with the center of Riverview Road, S55°31'30"E, 343.36' to a point; thence, continuing with the center of Riverview Road, S57°15'08"E, 308.78' to a point; thence, continuing with the center of Riverview Road along a curve to the left with a radius of 817.03', an arc length of 182.64', a chord bearing of S63°39'22"E, a chord distance of 182.26' to a point; thence, continuing with the center of Riverview Road, S70°03'36"E, 238.40' to a point; thence, continuing the center of Riverview Road, S71°39'04"E, 122.17' to a point; thence continuing with the center of Riverview Road, S70°04'21"E, 323.79' to a point; thence, continuing with the center of Riverview Road, S73°07'40"E, 172.79' to a point; thence continuing with the center of Riverview Road along a curve to left with a radius of 363.52', an arc of 218.02', a chord bearing of N89°41'27"E, a chord distance of 214.77' to a point; thence continuing with the center of Riverview Road, N72°30'34"E, 1121.05' to a point, a corner with the land of Paul W. and Lynette W. Carden; thence with the lands of Carden, S16°55'56"E, 25.10' to a found rod; thence, S16°55'56"E, 186.54' to a point; thence, S18°48'16"E, 113.52' to a found rod, a corner with the lands of Carden and William J. Hausman Trustee; thence with the lands of Hausman, S18°48'16"E, 14.77' to a point; thence, S16°59'46"E, 230.71' to a point; thence, S17°55'46"E, 254.40' to a point; thence, S15°17'47"E, 314.25' to a point; thence, S18°50'47"E, 9.30' to a pin set; thence, N71°10'43"E, 1394.89' to a found concrete monument, a corner with the lands of Kenneth Peace Giedd Trustee and Susan Garcia Giedd Trustee and Jimmy C. and Judith R. Biggs; thence, with the lands of Biggs, S29°06'23"E, 100.85' to a point; thence, S32°04'01"E, 100.42' to a point; thence, S31°40'49"E, 16.84' to a point, a corner with the lands of Paul N. Harris; thence, S31°46'16"E, 985.18' to a point; thence S66°32'29"E, 9.04' to a point, a corner with the lands of Harris and The United States of America, Camp Peary; thence, with the lands of Camp Peary, S17°42'43"W, 175.30' to a found concrete monument; thence, S17°42'43"W, 185.62' to a point which is 0.25' northwest of a found concrete monument; thence, S17°42'43"W, 705.28' to a point which is 1.01' northwest of a found concrete monument; thence S17°42'43"W, 340.58' to a point which is 0.77' northwest of a found concrete monument; thence S17°42'43"W, 296.51' to a point which is 0.52' northwest of a found concrete monument; thence, S17°42'43"W, 685.77' to a found concrete monument; thence, S32°16'34"W, 185.19' to a found concrete monument; thence S32°16'34"W, 1059.32' to a point which is 1.52' northwest of a 30" Pine tree with wire; thence, S32°16'34"W, 83.88' to a point in the center of a stream, a corner with the lands of Camp Peary and Hampton 41, LLC, Abbitt Land Co., R Holdings, LLC, and Mountain Park LLC; thence, following the meanderings of the centerline of the stream in a Northwesterly direction for a distance of 1776± to a point; thence, with the lands of Hampton 41, LLC, et.als., N65°01'26"W, 461.12' to point; thence, N64°27'26"W, 12.84' to a found 4"x 4" wooden post; thence N64°27'26"W, 135.68' to a point; thence, N64°37'26"W, 752.55' to a point; thence, N64°55'26"W, 229.50' to a point; thence, N62°49'26"W, 65.00' to a point; thence, N65°02'26"W, 989.80' to a point; thence, N64°37'26"W, 261.70' to a point; thence, N64°30'26"W, 99.94' to a point; thence, N64°34'26"W, 447.30' to a point; thence, N64°20'26"W, 1153.70' to a found pipe, a corner with the lands of Hampton 41, LLC, et. als. and Kenneth Chandler; thence, with the lands of Chandler, N09°45'39"E, 375.28' to a found pipe; thence, N07°11'48"E, 284.19' to a found pipe; thence, N07°03'46"E, 469.47' to a found axle; thence, N05°15'42"E, 900.68' to a found pipe; thence, N04°40'00"E, 79.88' to a found pipe, a corner with the lands of Chandler and Joanne Kellam; thence, with the lands of Kellam, N24°48'29"E, 65.43' to a found pipe; thence, N06°43'38"E, 298.58' to a found pipe; thence, N06°35'38"E, 288.57' to a found pipe; thence, N06°35'38"E, 15.02' to a point in the center of Riverview Road, the Point of Beginning, containing 400.797 acres.



JCC Subdivision Agent EC
Approval Not Required



I CERTIFY THIS PERIMETER SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

DATE: SEPTEMBER 10, 2018 SCALE: 1"=200'
TOMLIN & KEYSER
(804) 453-4100
809 JESSIE DUPONT HIGHWAY, P.O. BOX 99
BURGESS, VIRGINIA 22432
DRAWN BY: 2004 JOB NO. JCS 1
CHECKED BY: PLK FLD. BK. PG.
SECT. NO. 1640100003 DATA:
DRAWING NAME: JCS1