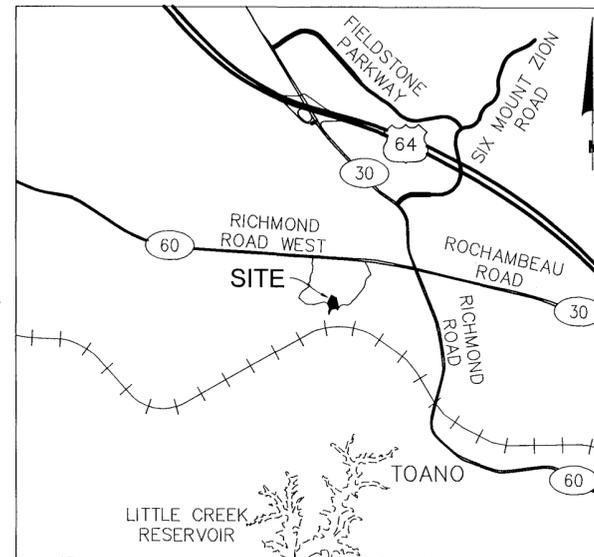


2024 05951

SHEET KEY

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

- 1. THE HORIZONTAL DATUM AND VERTICAL DATUM FOR THIS PROJECT WERE ESTABLISHED BY STATIC GPS CONTROL METHODS...
2. THIS SURVEY IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY BOWMAN ON OCTOBER 31, 2023.
3. THE SURVEY WAS PREPARED USING ALTA COMMITMENT FOR TITLE INSURANCE...
4. THE SURVEYED PROPERTY DELINEATED HEREON IS LOCATED IN JAMES CITY COUNTY, VIRGINIA...
5. THE SURVEYED PROPERTY STANDS IN THE NAME OF MARTIN FAMILY HOLDINGS, LLC...
6. BOUNDARY OF TAX PARCEL 114-01-0-0001 SHOWN HEREON IS BASED UPON AN UNRECORDED SURVEY...
6.1. EVIDENCE OF OLD ROADBED FOUND IN FIELD AT TIME OF SURVEY IS NOTED AND SHOWN HEREIN.
6.2. OLD ROADBED AND SOIL ROAD AS SCALED FROM ABOVEMENTIONED UNRECORDED SURVEY.
6.3. TIE LINE FROM "A" TO "B" NOTED AND SHOWN HEREIN AS SHOWN ON ABOVEMENTIONED UNRECORDED SURVEY.
7. THIS SURVEY DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED OR SHOWN.
8. AREA (TAX MAP NO. 114-01-0-0001): 224,305± SQUARE FEET OR 5.149± ACRES

SURVEYOR'S CERTIFICATE

I, CRAIG S. MACAULAY, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM A CURRENT FIELD SURVEY, IS CORRECT, AND THERE WERE NO OBSERVED ENCROACHMENTS. I DECLARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS MAP COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING IN THE COMMONWEALTH OF VIRGINIA (ADMINISTRATIVE CODE 18VAC10-20-370 (2022)).



2 Large/Small Plat(s) Recorded herewith as # 202405951

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on May 9, 2024 at 3:31 AM/PM PB PG Document # 202405951 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor, Clerk

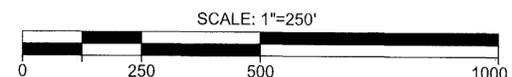


Table with 6 columns: REVISION, DATE, CHKD. Rows 1-6 are empty.

PROJ: 030066-01-017 DATE: 01/25/2024 CHKD: JLD THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOWMAN CONSULTING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, INC. © 2024 BOWMAN CONSULTING GROUP, INC. ALL RIGHTS RESERVED.

Bowman logo and contact information: 947 Myers Street, Suite B Richmond, VA 23230 www.bowman.com Phone: 804.616.3240 FAX: 804.270.2008

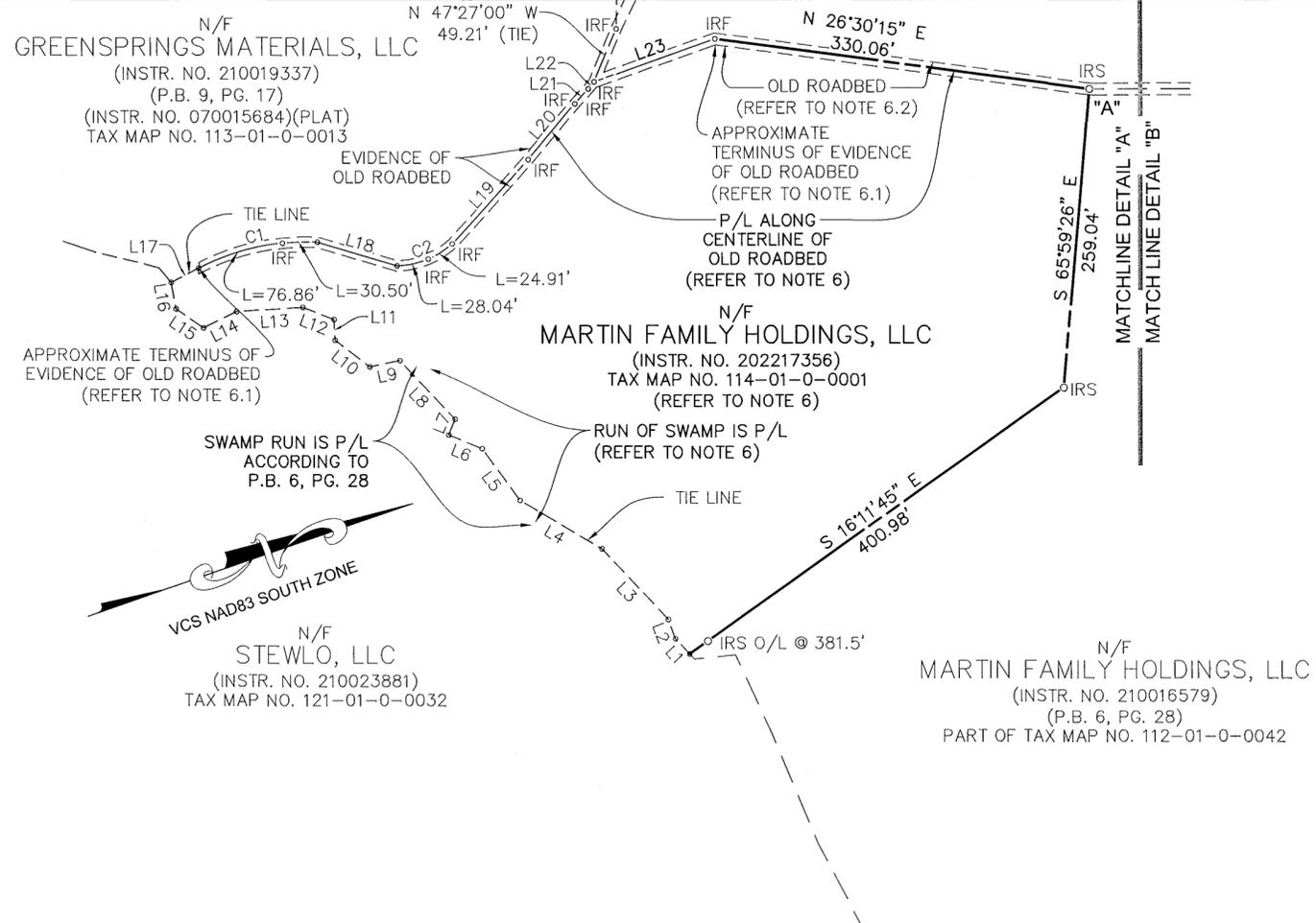
BOUNDARY SURVEY OF PROPERTY STANDING IN THE NAME OF MARTIN FAMILY HOLDINGS, LLC (INSTRUMENT NO. 202217356) BEING DESIGNATED AS TAX MAP NO. 114-01-0-0001 JAMES CITY COUNTY, VIRGINIA POWHATAN DISTRICT

SHEET No. 1 OF 2

Vertical text on the left margin: V:\030066 - Suntribe\030066-01-017 (SIR) - Richmond Solar Site Toano, VA\Survey\Plots\Boundary\BNDY\030066-01-017_BNDY-02_114-01-0-0001_20240126.dwg 01/26/24 11:43:20AM cmacaulay LAYOUT: BNDY-02-01

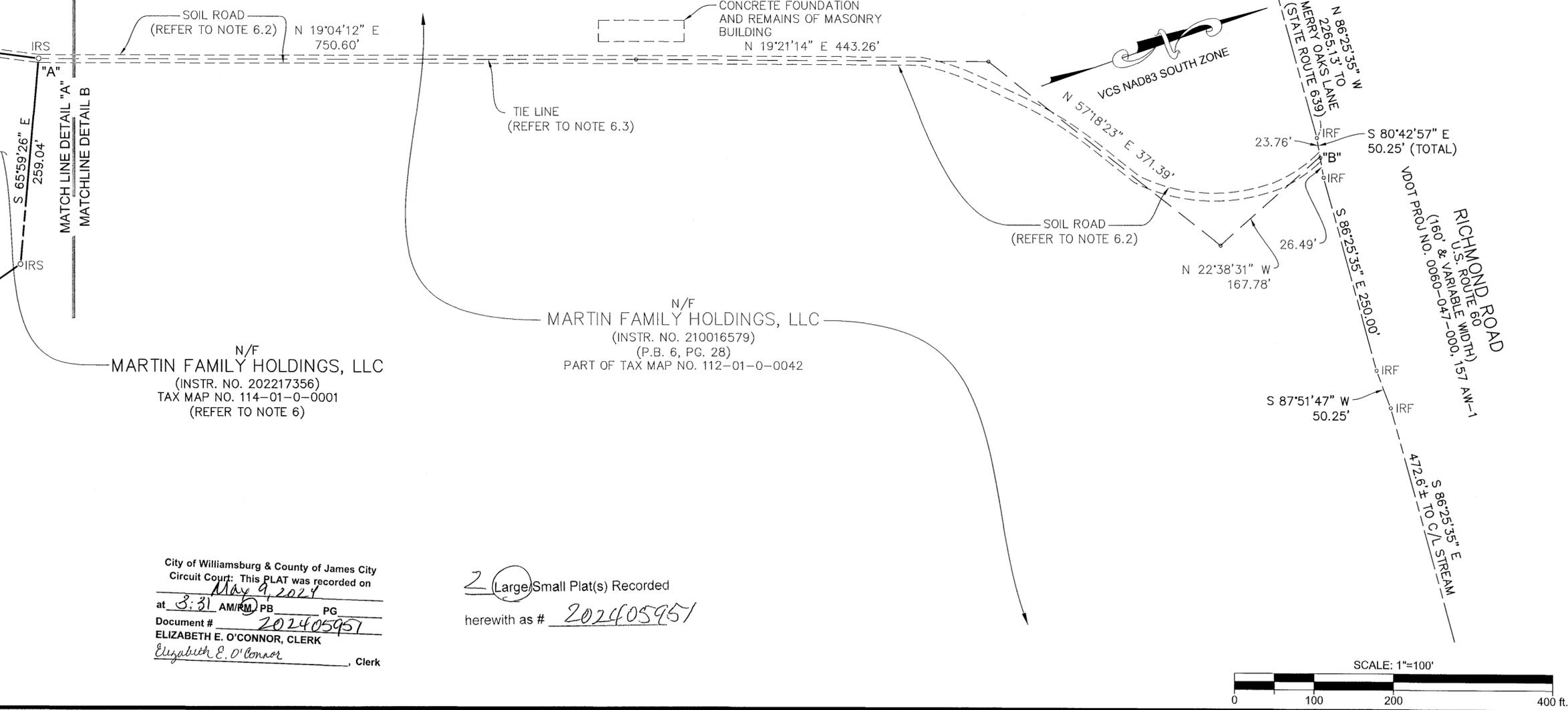
202405951

D:\26\24 11:43:52AM cmacaulay_LAYOUT:BNY-02-02



LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S 66°08'11" W	18.14'	L13	S 15°15'38" W	58.04'
L2	S 88°44'32" W	17.85'	L14	S 07°12'38" E	31.84'
L3	S 65°36'42" W	83.97'	L15	S 52°55'50" W	29.47'
L4	S 49°26'45" W	83.39'	L16	N 81°09'20" W	23.28'
L5	S 72°57'58" W	55.94'	L17	N 08°20'49" W	27.18'
L6	S 40°27'26" W	31.31'	L18	N 35°26'28" E	72.79'
L7	N 48°54'56" W	14.71'	L19	N 28°29'24" W	98.66'
L8	S 65°44'21" W	70.24'	L20	N 30°38'21" W	62.95'
L9	S 07°28'51" W	26.90'	L21	N 28°08'45" W	17.36'
L10	S 56°45'32" W	38.16'	L22	N 30°23'25" W	7.86'
L11	N 73°59'42" W	18.03'	L23	N 00°04'34" W	111.85'
L12	S 39°50'21" W	29.62'			

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	107.36'	204.23'	30°07'14"	54.95'	106.13'	N 06°42'48" E
C2	52.95'	75.58'	40°08'29"	27.61'	51.87'	N 02°30'05" W



NO.	REVISION	DATE	CHKD
6			
5			
4			
3			
2			
1			

PROJ: 030066-01-017
 DATE: 01/25/2024
 CHKD: JLD
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 Richmond, VA 23230
 www.bowman.com
 Phone: 804.616.3240
 FAX: 804.270.2008

BOUNDARY SURVEY
 OF
 PROPERTY STANDING IN THE NAME OF
MARTIN FAMILY HOLDINGS, LLC
 (INSTRUMENT NO. 202217356)
 BEING DESIGNATED AS
TAX MAP NO. 114-01-0-0001
 POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA

SHEET No.
2
 OF
2

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
May 9, 2024
 at 3:31 AM/PM PB PG
 Document # 202405951
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

2 (Large) Small Plat(s) Recorded
 herewith as # 202405951

