

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE: 1-6-95 NAME: Stephen Romeo

**CERTIFICATE OF SOURCE OF TITLE**

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY W. DEAN SHORT, JR. SUBSTITUTION TRUSTEE, TO ZWB ENTERPRISES BY DEED DATED JANUARY 31, 1992, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 548, PAGE 303.

**OWNER'S CERTIFICATE**

THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND OR TRUSTEE(S).

ZWB ENTERPRISES, INC.  
BY: Zack W. Blackmon, Sr. President

McG OUTLET CENTERS LIMITED PARTNERSHIP  
BY: Margaret M. Ernst Executive Vice President

**CERTIFICATE OF NOTARIZATION**

STATE OF: NORTH CAROLINA  
CITY/COUNTY OF: SURRY  
I, (PRINT) Margaret M. Ernst, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF January 1995. MY COMMISSION EXPIRES 12-31-97.  
(Signature: Margaret M. Ernst)

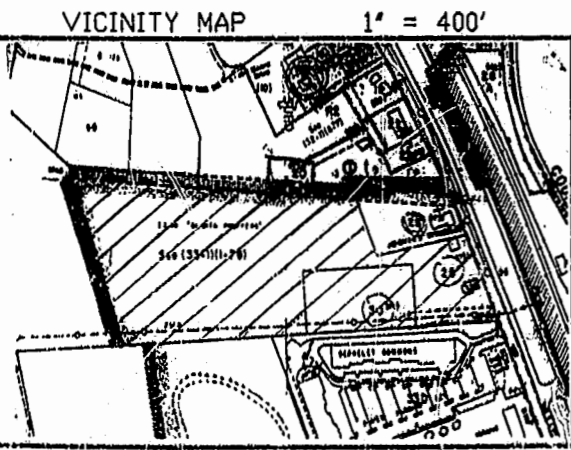
**CERTIFICATE OF NOTARIZATION**

STATE OF: Maryland  
CITY/COUNTY OF: Annapolis  
I, (PRINT) Stephen A. Romeo, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY NAME THIS 19th DAY OF January 1995. MY COMMISSION EXPIRES 1-23-97.  
(Signature: Stephen A. Romeo)

**CERTIFICATE OF APPROVAL**

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
DATE: 1/6/95  
SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, COUNTY OF JAMES CITY  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD THIS 22nd DAY OF Feb 1995.  
CLERK: Debra S. Ward, Clerk of Circuit Court  
PLAT BOOK: 61, PAGE: 8



- NOTES:**
1. THIS PROPERTY IS ZONED B-1, REFERENCE CASE NO. Z-2-88 AND APPEAL OF PROFFER DETERMINATION (11/6/89).
  2. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X (OUTSIDE 500 YR. FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL 510201 0035 B F.I.R.M.(2/6/92)
  3. JAMES CITY COUNTY ZONING ORDINANCE:  
BUILDING SETBACKS:  
FRONT = 50'  
SIDE = 20'  
SIDE = 50' (ADJOINING RESIDENTIAL DISTRICT)  
REAR = 50'  
HEIGHT AND BULK LIMITATIONS:  
BUILDINGS MAY BE ERRECTED UP TO 60 FEET IN HEIGHT FROM GRADE TO THE TOP OF THE STRUCTURE.  
A BUILDING IN EXCESS OF 60 FEET IN HEIGHT BUT NOT IN EXCESS OF 100 FEET FROM GRADE TO THE TOP OF THE STRUCTURE MAY BE ERRECTED ONLY UPON THE GRANTING OF A HEIGHT LIMITATION WAIVER BY THE BOARD OF SUPERVISORS.
  4. THIS PROPERTY IS SUBJECT TO THE COVENANT AND RESTRICTIONS RECORDED IN D.B. 390, PG. 139.
  5. A 15' DRAINAGE EASEMENT (D.B.261, PG.478) WAS DELETED PER TERMINATION INSTRUMENT NO.940018149 JAMES CITY COUNTY COURTHOUSE.



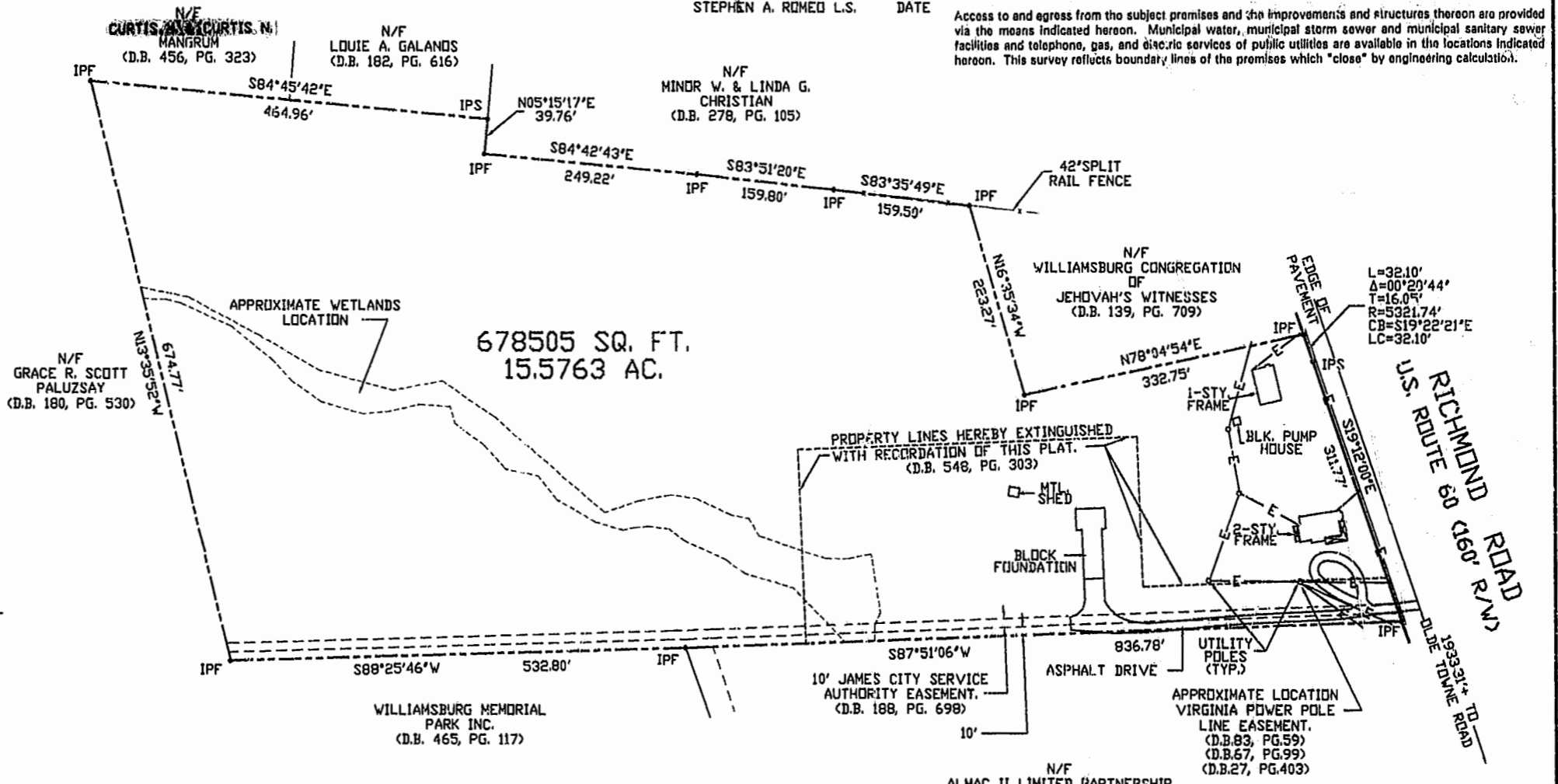
STEPHEN A. ROMEO L.S. DATE: 1-6-95

**SURVEYOR'S CERTIFICATE: ALTA/ACSM**

TO: McG Outlet Centers Limited Partnership and Commonwealth Land Title Insurance Company

I hereby certify (i) that this plat and the survey on which it is based were made in accordance with the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey", jointly established and adopted by ALTA and ACSM in 1992, and meets the accuracy requirements of an Urban Class survey, and includes items 1, 2, 3, 4, 6, and 11 as defined therein; (ii) that this survey was prepared from an actual on-the-ground instrument survey of the subject premises; (iii) that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys, and public ways crossing or abutting said premises; (iv) that the dimensions, of the improvements and the location thereof with respect to the boundaries are accurately shown; (v) that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; (vi) that the undersigned has received and examined a copy of the title commitment for the subject premises dated March 29, 1994 issued to you by Commonwealth Land Title Insurance Company (No. DR041099C), (the "Title Commitment") and each instrument listed in the Title Commitment; (vii) that all buildings and structures lie wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreement set forth in the Title Commitment; (viii) that all easements and rights of way which are appurtenant to or burden the subject premises and (a) are referred to in the Title Commitment, or (b) are apparent from a visual inspection, are delineated hereon; and (ix) that the subject premises are not in a special flood hazard area.

Access to and egress from the subject premises and the improvements and structures thereon are provided via the means indicated hereon. Municipal water, municipal storm sewer and municipal sanitary sewer facilities and telephone, gas, and electric services of public utilities are available in the locations indicated hereon. This survey reflects boundary lines of the premises which "close" by engineering calculation.



**SUBDIVISION**  
OF  
PROPERTY TO BE CONVEYED TO  
**McG OUTLET CENTERS LIMITED PARTNERSHIP**  
BY  
**ZWB ENTERPRISES**  
JAMES CITY COUNTY, VIRGINIA  
SCALE: 1"=100' DATE: 1/6/95

**Langley and McDonald, P.C.**  
Engineers - Surveyors - Planners  
Landscape Architects - Environmental Consultants  
VIRGINIA BEACH WILLIAMSBURG

- REFERENCES:**
- PLAT BOOK 40, PAGE 62
  - PLAT BOOK 35, PAGE 47
  - PLAT BOOK 41, PAGE 30A
  - DEED BOOK 548, PAGE 303
  - DEED BOOK 425, PAGE 774
  - DEED BOOK 278, PAGE 105

1:42 p.m.  
Recorded 22nd day of Feb 1995  
D.B. No. 61 8008 535  
Debra S. Ward, Clerk  
By Dawn M. ... Deputy Clerk  
Scale 1" = 100'