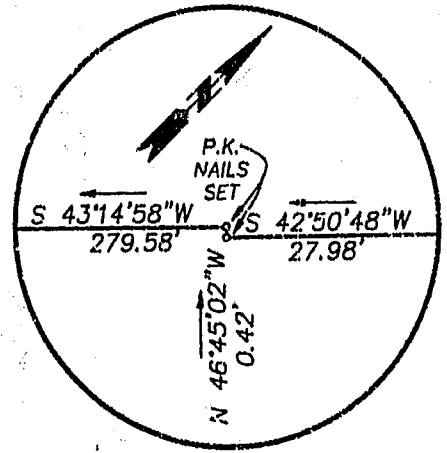


NOTES:

1. CURRENT OWNER: COLONY SQUARE ASSOCIATES' D.B. 686, Pg. 804
2. THIS PROPERTY IS LOCATED IN ZONE C AS SHOWN ON FEMA COMMUNITY PANEL NO. 510201 0045 B. EFFECTIVE DATE 2-6-91
3. This is to certify that on MAY 13, 1995, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises, other than as shown hereon.
4. THIS FRONTAGE ONTO WINSTON DRIVE SHALL NOT BE USED AS A COMMERCIAL ENTRANCE. MAP BOOK 35, PAGE 8.
5. REFERENCE D.B. 51, Pg. 487 FOR VA POWER EASEMENT.
6. REFERENCE D.B. 64, Pg. 379 FOR VA POWER EASEMENT.
7. REFERENCE D.B. 66, Pg. 363 FOR CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT
8. REFERENCE D.B. 67, Pg. 129 FOR VA POWER EASEMENT.
9. REFERENCE D.B. 126, Pg. 175 FOR VA POWER EASEMENT.
10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE INSURANCE COMMITMENT NO. G950245, EFFECTIVE MAY 9, 1995, AT 8:00 A.M. ISSUED BY LAWYERS TITLE INSURANCE CORP.
11. THIS SURVEY REPRESENTS PART OF THE PROPERTY SUBDIVIDED BY JAMES CITY LAND CORPORATION & EXXON CORPORATION IN M.B. 35, Pg. 8 AND M.B. 35, Pg. 11.
12. TOTAL PARKING SPACES = 303
13. THIS SURVEY WAS PREPARED FOR THE BENEFIT OF BERKSHIRE LIFE INSURANCE CO. AND COLONY SQUARE ASSOCIATES, L.P.
- *14. IN 1978, WHEN THIS SITE WAS DEVELOPED, THE REAR BUILDING SET BACK REQUIREMENT IN THIS AREA WAS 20'.



INSET NOT TO SCALE

METES AND BOUNDS DESCRIPTION

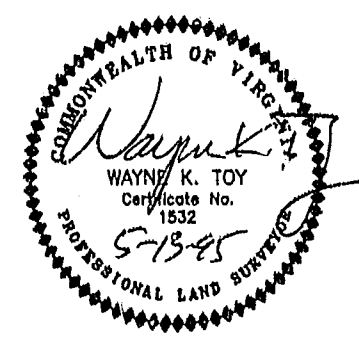
BEGINNING AT A ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF JAMESTOWN ROAD 225.69 FEET WEST OF THE WEST LINE OF WINSTON DRIVE EXTENDED; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF JAMESTOWN ROAD S42°50'48"W 27.98 FEET TO A P.K. NAIL SET; THENCE N46°45'02"W 0.42 FEET TO A P.K. NAIL SET; THENCE S43°14'58"W 279.58 FEET TO A ROD SET; THENCE N46°33'47"W 3.08 FEET TO A ROD SET; THENCE S43°26'13"W 383.46 FEET TO A ROD SET; THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF JAMESTOWN ROAD N72°22'18"W 250.72 FEET TO A ROD SET; THENCE N46°50'00"W 273.70 FEET TO A ROD SET; THENCE N43°10'00"E 520.82 FEET TO A ROD FOUND; THENCE S59°19'12"E 21.02 FEET TO A ROD FOUND; THENCE N52°52'24"E 198.30 FEET TO A STONE FOUND; THENCE S52°25'26"E 80.80 FEET TO A PIPE FOUND; THENCE N52°18'35"E 200.82 FEET TO A PIPE FOUND; THENCE S37°31'12"E 82.03 FEET TO A PIPE FOUND; THENCE N52°20'03"E 150.16 FEET TO A PIPE FOUND ON THE WEST RIGHT-OF-WAY LINE OF WINSTON DRIVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF WINSTON DRIVE S37°46'33"E 60.00 FEET TO A ROD FOUND; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF WINSTON DRIVE S52°13'42"W 222.66 FEET TO A ROD FOUND; THENCE S37°46'18"E 212.77 FEET TO A ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF JAMESTOWN ROAD, SAID ROD BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 9.198 ACRES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF SURVEY DATED MAY 13, 1995, PREPARED BY POTTS, MINTER AND ASSOCIATES, PC, IS BASED ON A FIELD SURVEY MADE ON MAY 13, 1995, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1986, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT:

- (a) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
- (b) EXCEPT AS SHOWN ON THE PLAT, THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT AND AS DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD, IF ANY;
- (c) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THE PLAT FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.01 FOOT;
- (d) EXCEPT AS SHOWN ON THE PLAT, THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD, IF ANY; AND
- (e) MEETS AND ACCURACY REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

Wayne K. Toy
WAYNE K. TOY P.L.S.



PLAT RECORDED IN P.B. NO. 61 PAGE 76

PLAT SHOWING IMPROVEMENTS ON A PARCEL OF LAND CONTAINING 9.198 ACRES ON THE NORTH LINE OF JAMESTOWN ROAD AND THE WEST LINE OF WINSTON DRIVE
JAMES TOWN DISTRICT
JAMES CITY COUNTY, VIRGINIA

MAY 13, 1995 SCALE: 1" = 100'

POTTS, MINTER AND ASSOCIATES, PC ENGINEERS, LAND SURVEYORS, LAND PLANNERS 3520 S. COURTHOUSE ROAD, SUITE B RICHMOND, VIRGINIA 23236 (804) 745-2876

SHEET 1 OF 1 J.N. 9505-18

12:31 PM
Recorded 24 day of May 1995
D.B. No. 739 page 73
Chase Stiles Clerk

