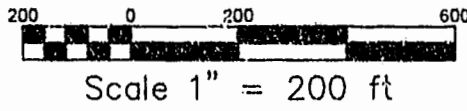


4,391,898 SQ. FT.
 1100.8 ACRES
 TM (31-1)(1-80,81)
 DB 503; PG. 97
 DB 54; PG. 547
 DB 17; PG. 91
 UNRECORDED PLAT BY
 B.D. LITTLEPAGE, DATED
 NOV. 5, 1973 ENTITLED:
 "A SURVEY OF A PARCEL OF LAND
 STANDING IN THE NAME OF
 RANDOLPH WALLACE ET ALS"

LINE TABLE

NO.	BEARING	DISTANCE	RECORD BEARING	DISTANCE
L1	N 10°20'50" E	263.25'		
L2	N 10°20'50" E	24.08'		
L3	N 10°20'50" E	84.86'	N 22°15' E	87'
L4	N 79°26'28" W	82.70'		
L5	S 81°16'39" W	229.79'		
L6	S 76°06'46" W	42.05'		
L7	S 83°18'54" W	276.20'		
L8	S 56°57'30" E	168.00'	S 49°23' E	188'
L9	S 76°34'28" E	142.01'	S 69°00' E	164.7'
L10	S 22°05'50" W	205.20'		
L11	N 82°02'55" W	297.06'	N 75°30' W	319'



CLASS B SUBURBAN ALTA/ACSM SURVEY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO VIRGINIA BEACH FEDERAL SAVINGS BANK, AND CHICAGO TITLE INSURANCE COMPANY (THE "TITLE COMPANY") AS OF THE DATE SHOWN HEREON, THAT THE SURVEY WAS ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION AND ALL INFORMATION THEREON IS CORRECT; THAT THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON SAID PROPERTY; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY ON SAID PROPERTY OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, AND THAT THE SAID PROPERTY AND ONLY THE SAID PROPERTY CONSTITUTES ONE TAX LOT EXCEPT AS SHOWN ON THE SURVEY AND ALL ZONING, USE AND DENSITY CLASSIFICATIONS ARE PROPERLY SHOWN HEREON. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF THE TITLE COMPANY'S TITLE INSURANCE COMMITMENT NO. 94-44-1741 REVISED AND 94-44-1742 REVISED, DATED 10/17, 1995, FOR THE PROPERTY AND OF EACH INSTRUMENT LISTED THEREIN AND THE LOCATION OF EACH EASEMENT TO THE EXTENT IT CAN BE LOCATED HAS (WITH RECORDING REFERENCE) BEEN SHOWN THEREON.

Thomas C. Sublett 1-26-96
 THOMAS C. SUBLETT, L.S. #1886

- BOUNDARY IS BASED ON A CURRENT FIELD SURVEY DATED 1/26/1996, RECORD INFORMATION PROVIDED BY TITLE REPORT AS STATED ABOVE & OTHER RECORDED & UNRECORDED PLATS & DEEDS AS STATED ON THE FACE OF THIS PLAT.
- THE FOLLOWING EASEMENTS HAVE NO DESIGNATED LOCATION AND NO EVIDENCE OF THEIR LOCATION WAS OBSERVED BY FIELD SURVEY:
 DB 40/303 & DB 40/419 (VEPCO EASEMENTS)

BNDPLAT.DWG 4/13/1996 PLOT SCALE 1" = 200'

19402220 COMMISSION NO.	ENGINEERS · ARCHITECTS · SURVEYORS INTERIOR DESIGNERS PLANNERS P.O. BOX 3705 WILLIAMSBURG, VIRGINIA 23187 (804)253-0673 (804)874-5015	THOMAS C. SUBLETT L.S. #1886 1-26-96 LAND SURVEYOR	REF. DB 34/347 DB 12/69 DB 503/97	A SURVEY OF 3 PARCELS OF LAND PARCELS 1 & 2 LANDS OF THE HEIRS OF BELLE B. TAYLOR & PARCEL 3 THE WALLACE ESTATE FOR CONVEYANCE TO: WALLACE ASSOCIATES, L.L.C. POWHATAN DISTRICT JAMES CITY COUNTY, VIRGINIA
			FB 159; PG. 68 FB 165; PG. 1	
DATE 1-26-1996	DESIGNED TCS	DRAWN MHC	SCALE 1"=200'	