Book 74 PAGE 56

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH, AND THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY, THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS ARE CORRECTLY SHOWN.

COMMONWEALTH OF VIRGINIA — NORMAN H. MASON — No. 1376 — LAND SURVEYOR — 6/22/99

GIVEN UNDER MY HAND THIS 22 DAY OF June 1999.

Norman H. Mason 1376
LAND SURVEYOR

OWNER'S CERTIFICATE

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

BY: CAMROS PROPERTIES, Inc., formerly known as CAPITOL LANDING DEVELOPMENT, INC.

ATTEST: _____

STATE OF Virginia

CITY OF Newport News TO WIT:

I, Jennifer R. Adams A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Dean S. Camros WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE OF THE DAY OF September 9, 1999 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HANDS THIS 9th DAY OF September, 1999.

MY COMMISSION EXPIRES 3/31/02

Jennifer R. Adams
NOTARY PUBLIC

SOURCE OF TITLE

THIS PROPERTY WAS CONVEYED BY IRON HINGE, INC. TO CAPITOL DEVELOPMENT, INC. BY DEED DATED MARCH 24, 1996 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG IN DEED BOOK 74, PAGE 616.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Sept. 17, 1999 — DATE

Reed T. Nester — AGENT OR REPRESENTATIVE OF GOVERNING BODY

STATE OF VIRGINIA, CITY OF WILLIAMSBURG

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG THIS 20th DAY OF Sept., 1999. THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Helen S. Wood, Clerk
By Claudia H. Burkholz Dep. CLERK

PLAT BOOK 74, PAGE 56

Recorded 10:48 AM 20 Sept. 1999
DOCUMENT # 991186
Helen S. Wood, Clerk
By Claudia H. Burkholz Dep. Clerk

N/F
WYNDHAM PLANTATION, LLC
INST. NO. 980688
TAX PARCEL NO.
438-08-00-02

N/F
CAPITOL HOTEL ASSOCIATION
D.B. 108, PG. 726
TAX PARCEL NO.
438-03-07-0B

P.B. 31, PG. 56

VICINITY MAP SCALE: 1"=2000'

PARCEL B
264,095 S.F.
6.0628 AC.

PARCEL A
91,478 S.F.
2.1001 AC.

U.S. GOVERNMENT COLONIAL PARKWAY
VARIABLE R/W

CAPITOL LANDING ROAD ROUTES 5 & 31
VARIABLE WIDTH R/W

LEGEND

IRON ROD SET	IRS
NAIL SET	NS
IRON ROD FOUND	⌀IRF
CONC. MON. FOUND	CMF
IRON PIPE FOUND	⌀IPF
WATER METER	⌀WM
C.&G. CURB	
LIGHT POLE	
STORM DROP INLET	SDI
POWER POLE	
FENCE	
SIGN	
OVERHEAD UTILITIES	
STORM MANHOLE	SDMH
SANITARY MANHOLE	SMH
CONCRETE	

NOTES:

THE PARCEL PLATTED HEREON IS TAX PARCEL NUMBER: 438-0A-00-2A

PROPERTY PLATTED HEREON IS ZONED B-2 TOURIST BUSINESS DISTRICT

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON. THE EXISTENCE OF: HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

REFERENCES:
PB 31, PG 56
PB 34, PG 63
PB 40, PG 84

DETAIL 1"=60'
CROSS ACCESS EASEMENT 3,438 S.F. 0.0789 AC.
ARC=34.23, RAD.=1145.95'

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	461.22	1145.95	233.77	S16°35'55"W	458.11	23°03'37"
C2	239.74	2542.07	119.96	N71°13'51"W	239.65	5°24'13"
C3	212.22	2143.61	106.20	N76°13'37"W	212.13	5°40'20"
C4	143.94	1145.95	72.07	S08°10'01"W	143.85	7°11'49"
C5	317.27	1145.95	159.66	S20°11'49"W	316.26	15°51'48"

PLAT OF
SUBDIVISION
OF A PARCEL OF LAND
STANDING IN THE NAME OF
CAPITOL LANDING DEVELOPMENT, INC.
CITY OF WILLIAMSBURG, VIRGINIA
6/21/99 SCALE: 1"=60'

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

DWG. NO. 10316W