

**GENERAL NOTES:**

1. THIS PLAT MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
2. ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD AND VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0615-047-107, C-501.
3. STATE ROUTE 199 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS & VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0199-047-F03, RW-205, C-503, LAST REVISION DATE: 8-27-97. THE RIGHT-OF-WAY ON THE ABOVE PLANS DIFFERS FROM CERTIFICATE OF TAKE RECORDED IN DEED BOOK 790, PAGE 907 AS SUPPLIED IN SCHEDULE B OF TITLE COMMITMENT #2001149.
4. MONTICELLO AVENUE EXTENSION IS BASED UPON FOUND MARKERS & VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0199-047-F03, PE-103, RW-205, C-503, LAST REVISION DATE: 8-27-97. THE RIGHT-OF-WAY ON THE ABOVE PLANS DIFFERS FROM CERTIFICATE OF TAKE RECORDED IN DEED BOOK 790, PAGE 907 AS SUPPLIED IN SCHEDULE B OF TITLE COMMITMENT #2001149.
5. 20' J.C.S.A. PERMANENT UTILITY EASEMENT AND 40' TEMPORARY CONSTRUCTION EASEMENT TAKEN FROM A PLAT PREPARED BY AES CONSULTING ENGINEERS ENTITLED "PLAT SHOWING PROPOSED UTILITY EASEMENT TO BE CONVEYED TO: JAMES CITY SERVICE AUTHORITY, FROM: C.C. CASEY LIMITED COMPANY", DATED 9/11/96 AND IS NOT INCLUDED IN TITLE COMMITMENT #2001149.

**PROPERTY DESCRIPTION**

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND, WITH THE IMPROVEMENTS SHOWN THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA, CONTAINING A TOTAL OF 300.714 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE EXTENSION AND THE CORNER TO THE PROPERTIES DESCRIBED HEREON; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, N 26°41'13"W, 373.33' TO AN IRON ROD SET; THENCE, N19°03'42"W, 336.49' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND G-SQUARE, INC.; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF STATE ROUTE #199 AND BEING ALONG THE LINE OF G-SQUARE, INC., N75°50'00"E, 659.50' TO AN IRON PIPE FOUND; THENCE N14°06'23"W, 660.00' TO AN IRON ROD SET; THENCE S75°50'00"W, 630.30' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND G-SQUARE, INC. AND ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, N06°36'51"W, 604.66' TO AN IRON ROD SET; THENCE N13°53'18"W, 198.90' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58' AND ARC LENGTH OF 1101.18' TO AN IRON ROD SET; THENCE N03°56'07"E, 415.30' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND REALTEC, INCORPORATED; THENCE LEAVING SAID RIGHT-OF-WAY OF STATE ROUTE #199 AND BEING ALONG THE LINE OF REALTEC, INCORPORATED, N76°37'37"E, 739.32' TO A CONCRETE MONUMENT FOUND, THE CORNER TO THE PROPERTIES DESCRIBED HEREON, REALTEC, INCORPORATED AND THE COMMONWEALTH OF VIRGINIA, EASTERN STATE HOSPITAL; THENCE ALONG THE LINE OF THE COMMONWEALTH OF VIRGINIA, EASTERN STATE HOSPITAL, N77°05'03"E, 628.76' TO AN IRON PIPE FOUND; THENCE N76°42'57"E, 819.69' TO AN IRON PIPE FOUND; THENCE N76°40'45"E, 662.08' TO AN IRON PIPE FOUND; THENCE N76°42'43"E, 368.61' TO AN IRON PIPE FOUND; THENCE N76°35'54"E, 705.79' TO AN IRON PIPE FOUND; THENCE N76°41'46"E, 9.32' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND ROBERT E. BERRY; THENCE ALONG THE LINE OF ROBERT E. BERRY, S13°26'35"E, 280.75' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND ROBERT E. BERRY AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF TEWNING ROAD, STATE ROUTE #747; THENCE ALONG THE RIGHT-OF-WAY LINE OF TEWNING ROAD, STATE ROUTE #747, S76°56'00"W, 130.50' TO AN IRON ROD SET; THENCE S13°04'00"E, 50.00' TO AN IRON ROD SET; THENCE N76°56'00"E, 10.00' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND ARC LENGTH OF 39.27' TO AN IRON ROD SET; THENCE S13°04'00"E, 10.00' TO AN IRON ROD SET; THENCE N76°56'00"E, 50.00' TO AN IRON ROD SET; THENCE N13°04'00"W, 10.00' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' AND ARC LENGTH OF 39.27' TO AN IRON ROD SET; THENCE N76°56'00"E, 325.00' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND THE JAMES CITY SERVICE AUTHORITY; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF TEWNING ROAD, STATE ROUTE #747 AND ALONG THE LINE OF THE JAMES CITY SERVICE AUTHORITY, S13°04'00"E, 479.90' TO AN IRON ROD SET; THENCE S26°04'00"E, 415.57' TO AN IRON ROD FOUND; THENCE N52°15'15"E, 152.72' TO AN IRON PIPE FOUND, THE CORNER TO THE PROPERTIES DESCRIBED HEREON, THE JAMES CITY SERVICE AUTHORITY AND NORMAN R. SAWYER; THENCE ALONG THE LINE OF NORMAN R. SAWYER, S86°14'00"E, 360.36' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND NORMAN R. SAWYER AND ON THE WESTERLY RIGHT-OF-WAY LINE OF IRONBOUND ROAD, STATE ROUTE #615; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF IRONBOUND ROAD, STATE ROUTE #615 ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1934.86' AND ARC LENGTH OF 573.98' TO AN IRON ROD SET; THENCE S18°31'30"W, 496.13' TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2889.79' AND ARC LENGTH OF 461.07' TO AN IRON ROD SET; THENCE S09°23'00"W, 1279.58' TO AN IRON ROD SET; THENCE S54°10'47"W, 73.21' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AT THE INTERSECTION OF IRONBOUND ROAD, STATE ROUTE #615 AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE EXTENSION; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF IRONBOUND ROAD, STATE ROUTE #615 AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE EXTENSION, N82°42'08"W, 150.00' TO AN IRON ROD SET; THENCE N84°00'42"W, 525.14' TO AN IRON ROD SET; THENCE N82°42'08"W, 172.33'; THENCE N37°42'08"W, 52.33' TO AN IRON ROD SET; THENCE N82°42'08"W, 120.00' TO AN IRON ROD SET; THENCE S52°17'52"W, 52.33' TO AN IRON ROD SET; THENCE N82°42'08"W, 408.67' TO AN IRON ROD SET; THENCE N05°16'04"W, 170.07' TO AN IRON ROD SET; THENCE N82°42'08"W, 318.57' TO AN IRON ROD SET, THE CORNER TO THE PROPERTIES DESCRIBED HEREON AND PHILIP R. RICHARDSON COMPANY, INC.; THENCE LEAVING SAID RIGHT-OF-WAY OF MONTICELLO AVENUE EXTENSION AND ALONG THE LINE OF PHILIP R. RICHARDSON COMPANY, INC., N17°21'30"W, 21.91' TO AN IRON PIPE FOUND; THENCE N16°09'22"W, 146.49' TO AN IRON ROD FOUND; THENCE N17°38'25"W, 378.78' TO A FOUND 10" GUM; THENCE N77°50'07"W, 85.56' TO AN IRON ROD FOUND; THENCE N40°13'01"W, 177.63' TO AN IRON ROD FOUND; THENCE N53°04'43"W, 334.03' TO AN IRON ROD FOUND; THENCE N55°02'21"W, 149.03' TO AN IRON ROD FOUND; THENCE N27°00'35"W, 104.02' TO A FOUND 40" POPLAR; THENCE S30°26'18"W, 298.45' TO A FOUND 18" OAK; THENCE S49°43'48"W, 381.52' TO AN IRON ROD FOUND; THENCE S20°41'22"E, 453.27' TO AN IRON PIPE FOUND; THENCE S52°49'31"W, 532.46' TO AN IRON ROD SET; THENCE S14°06'23"E, 225.46' TO AN IRON ROD SET; THENCE S18°29'55"E, 289.67' TO AN IRON SET, THE CORNER OF THE PROPERTIES DESCRIBED HEREON AND ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE EXTENSION; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE EXTENSION, N88°36'09"W, 40.49' TO AN IRON ROD SET; THENCE S46°23'51"W, 60.00' TO AN IRON SET; THENCE S01°22'51"W, 50.00' TO AN IRON ROD SET; THENCE S46°23'51"W, 336.39' TO AN IRON ROD SET; THENCE S61°30'51"W, 155.38' TO AN IRON ROD SET; THENCE S46°23'51"W, 72.84' TO THE AFORESAID POINT OF BEGINNING.

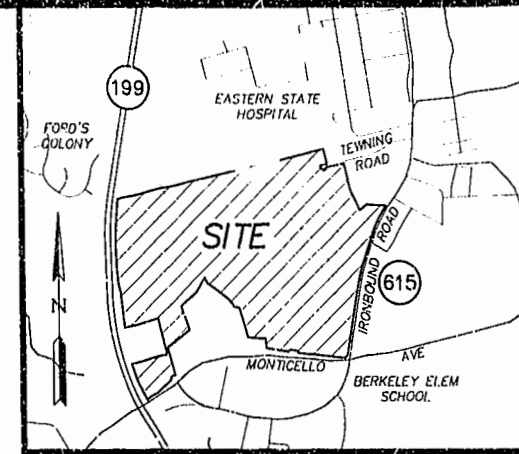
THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO C.C. CASEY LIMITED COMPANY, A LIMITED LIABILITY COMPANY, BY DEED FROM ROBERT T. & MARILYN T. CASEY, CARLTON D. & ELIZABETH W. CASEY AND CALVIN L. & ERIC L. CASEY, DATED DECEMBER 17, 1992 AND RECORDED IN DEED BOOK 598, PAGE 231 AND DULY RECORDED AT THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

6. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
7. PROPERTY HAS NOT BEEN ASSIGNED A STREET ADDRESS ACCORDING TO COUNTY RECORDS
8. PROPERTY IS ZONED R-8 (RURAL RESIDENTIAL DISTRICT) & M1 (LIMITED BUSINESS/INDUSTRIAL DISTRICT).

- R-8 ZONING RESTRICTIONS:**
- MINIMUM LOT SIZE: 3 ACRES
  - MINIMUM LOT WIDTH: 100' FOR LOTS LESS THAN 1 ACRE  
150' FOR LOTS OVER 1 ACRE
  - MAXIMUM BUILDING HEIGHT: 35'
  - SETBACKS:  
35' FRONT BUILDING SETBACK  
15' SIDE BUILDING SETBACK  
35' REAR BUILDING SETBACK

**M-1 ZONING RESTRICTIONS:**

- MINIMUM LOT SIZE: 10,000 SQ. FT.
- MINIMUM LOT WIDTH: 75'
- MAXIMUM BUILDING HEIGHT: 35'
- SETBACKS:  
50' FRONT BUILDING SETBACK  
20' SIDE BUILDING SETBACK  
20' REAR BUILDING SETBACK



**VICINITY MAP**  
SCALE: 1" = 2000'

- REFERENCES:** DEED BOOK 84, PAGE 257  
DEED BOOK 174, PAGE 238  
DEED BOOK 598, PAGE 231  
PLAT BOOK 2, PAGE 22  
PLAT BOOK 15, PAGE 45  
PLAT BOOK 19, PAGE 24  
PLAT BOOK 37, PAGE 96  
PLAT BOOK 53, PAGE 71  
PLAT BOOK 59, PAGE 67

**SCHEDULE "B" EXCEPTION NOTES**

- EXCEPTION #5 - RIGHTS OF RIPARIAN OWNERS IS UNKNOWN, IF ANY, THERE ARE NO TIDAL WATERS LOCATED ON THESE PROPERTIES.
- EXCEPTION #9 - EASEMENTS AS REFERENCED IN DEED BOOK 114, PAGE 275 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.
- EXCEPTION #12 - EASEMENTS AS REFERENCED IN DEED BOOK 152, PAGE 114 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.
- EXCEPTION #13 - EASEMENTS AS REFERENCED IN DEED BOOK 160, PAGE 777 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.
- EXCEPTION #14 - EASEMENTS AS REFERENCED IN DEED BOOK 176, PAGE 677 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.
- EXCEPTION #15 - EASEMENTS AS REFERENCED IN DEED BOOK 228, PAGE 267 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.

**SURVEYOR'S CERTIFICATE**

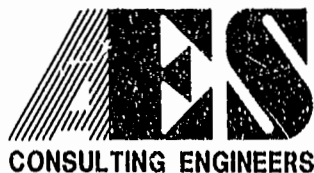
TO THE STAUPACH EDUCATION INFRASTRUCTURE & FINANCE LLC, C.C. CASEY LIMITED COMPANY, THE ENDOWMENT ASSOCIATION OF THE COLLEGE OF WILLIAM & MARY IN VIRGINIA, INC. AND LAWYER'S TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE DATE SHOWN BELOW OF THE PREMISES DESCRIBED IN LAWYER'S TITLE INSURANCE CORPORATION COMMITMENT NO. 2001149, DATED MARCH 25, 2000 AND IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1997, AS DEFINED THEREIN AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF, INDICATES THE LOCATION OF RECIPROCAL ACCESS EASEMENTS AND OFFSITE EASEMENTS APPURTENANT, AND MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN;

THE SURVEY CORRECTLY SHOWS, IF ANY, THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 510201, PANEL NO. 0035 B, DATED FEBRUARY 6, 1991.

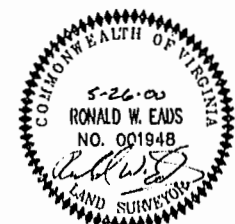
THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM STATE ROUTE #747 - TEWNING ROAD, STATE ROUTE #615 - IRONBOUND ROAD AND MONTICELLO AVENUE EXTENSION WHICH ARE PAVED, PUBLIC RIGHT-OF-WAYS. STATE ROUTE #199 IS A LIMITED ACCESS HIGHWAY.

*Ronald W. Eads*  
RONALD W. EADS - VI. LAND SURVEYOR NO. 001948 Williamsburg/James City County  
DATE: 5-26-00  
DATE OF SURVEY: 5-26-00  
DATE OF LAST REVISION: 6-7-00  
Recorded 2:54 PM 21 day of June 2000  
DOCUMENT # 000012572  
P.L. 77 PAGE 94-96



25248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8994

ALTA/ACSM LAND TITLE SURVEY  
PORTION OF PROPERTY OWNED BY  
**C. C. CASEY LIMITED COMPANY**  
CONTAINING A TOTAL OF 300.714 ACRES  
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	6/7/00	REVISE PROPOSED SUBDIVISION LINE - SHEET #2	RWE
3	6/7/00	ADD STREAMS AND WATER COURSES - SHEET #2	RWE
2	6/7/00	REMOVE ZONING LINE ALONG IRONBOUND RD. - SHEET #2	RWE
1	6/7/00	REVISED SCHEDULE "B" EXCEPTION NOTES - SHEET #1	RWE

PWM	PWM
Scale	Date
N/A	7/26/00
Project No. 6632-10	
Drawing No. 1 OF 3	