METES & BOUNDS DESCRIPTION BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF RICHMOND ROAD AND THE DIVIDING LINE BETWEEN LAND NOW OR FORMERLY OF THE COLLEGE OF WILLIAM AND MARY IN VIRGINIA AI D LAND NOW OR FORMERLY OF ANGUS I, HINES, INC., SAID POINT BEING 708 FEET MORE OR LESS WEST OF THE CENTERLINE OF ARMISTEAD AVENUE, A DRILL HOLE FOUND; THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF RICHMOND ROAD, NORTH 59'59'07" WEST TO THE LAND NOW OR FORMERLY OF ALBERT M. TABACKMAN AND JOAN FENTON, 183.92 FEET, TO A POINT, AN IRON PIN FOUND; THENCE DEPARTING THE NORTHERN RICHT-OF-WAY LINE OF RICHMOND ROAD AND CONTINUING ALONG THE LAND NOW OR FORMERLY OF ALBERT M. TABACKMAN AND JOAN FENTON, NORTH 30'30'05" EAST, TO THE LAND NOW OR FORMERLY OF KING & QUEEN APARTMENTS, L.L.C., 74.40 FEET, TO A POINT, AN IRON PIN FOUND; THENCE DEPARTING THE LAND NOW OR FORMERLY OF ALBERT M. TABACKMAN AND JOAN FENTON AND CONTINUING ALONG THE LAND NOW OR FORMERLY OF KING & QUEEN APARTMENTS, L.L.C., SOUTH 84°14'08" EAST, 112.55 FEET TO A POINT, A NAIL FOUND; THENCE CONTINUING ALONG THE LAND NOW OR FORMERLY OF KING & QUEEN APARTMENTS, L.L.C., SOUTH 55'34'09" EAST, TO THE LAND NOW OR FORMERLY OF THE COLLEGE OF WILLIAM AND MARY IN VIRGINIA, 65.63 FEET, TO A POINT, A NAIL IN A TREE FOUND; THENCE DEPARTING THE LAND NOW OR FORMERLY OF KING & QUEEN APARTMENTS, L.L.C., AND CONTINUING ALONG THE LAND NOW OR FORMERLY OF THE COLLEGE OF WILLIAM AND MARY IN VIRGINIA, SOUTH 22'30'27" WEST, 116.56 FEET, TO A POINT, A DRILL HOLE FOUND, THE POINT OF BEGINNING. N/F KING & QUEEN APARTMENTS, L.L.C. (INSTRUMENT #970001342) (INSTRUMENT #001336) (P.B.22, PG.6) TAX MAP NO. 465-0A-00-052 C&P R/W AND EASEMENT IN THIS AREA PIPE (F) (D.B.92,PG.795) (UNSPECIFIED WIDTH) VEPCO EASEMENT OF R/W IN THIS AREA (D.B.17, PG.93) (UNSPECIFIED WIDTH) REFER TO - (P.B.7, PG.15) (PLAT NOT TO SCALE) REFER TO NOTE 3 VEPCO EASEMENT OF R/W

GRASS

12 WOOD FENGE

GRAVEI

SURFACE

WELL

LOT LINE VACATED

(P.B.79, PG.56) ~

(P.B.1, PB.3)

-EX. TEL. BOOTH ON CONC. PAD

-EX. LP ON CONC. BASE (TYP.)

*(F) 0.7 CLEAR ...

365'±

PART OF

LOT 23

IN THIS AREA

(D.B.17, PC.96) (UNSPECIFIED WIDTH)

(P.B.7, PG.1E) (PLAT NOT TO SCALE)
REFER TO NOTE 5

N/F ALBERT M. TABACKMAN

JOAN FENTON

(D.B.118, PG.629)

(D.B.91, PG.4)(PLAT) TAX MAP NO. 465-0A-00-054

15' BUILDING SETBACK LINE

(REFER TO NOTE GN-8)

EX. 42° C.L.F. 0.3

EX. 2) STORY

EX. AIR -

55.07'A

REFER TO

DETAIL 'A

TECH.: CLS, III/REC JOB: 200-0012S 18X24 ALTA REF: 200-0012S ALTA FB/P: 737/6, 700/50

WOOD FENCE 0.7' CLEAR

(FIELD)

CLEAR



VEPCO EASEMENT OF R/W

IN THIS AREA (D.B.17, PG.94)

(UNSPECIFIED WIDTH)

(P.B.7, PG.15)

(PLAT NOT TO SCALE) REFER TO NOTE 4

Ex:

(P.B.1, PG.3)

EX. 40NITORING

EX. GRAVEL-

SURFACE

CURB

SLAB

EX GURB - DRILL 0.1' ENCR. HOLE

25' BUILDING EX. CROSSWALK SETBACK LINE STRIPING (TYP.)

POINT OF

BEGINNING

BLOCK

('AYI)

EX.

STRIPING

GRAVEL

-SURFACE

183.92 (O.A.)

1 7: " ... 1

TEL. MH

EX.

SURFACE

65.63' T

EX.

EX. CONC. X. TELL CONC EX. CURB/ PED.

Ø

... CONC.

EX.

EX. BIT

CONC

SURFACE

PART OF

EX. 101 20



VEPCO EASEMENT OF R/W

IN THIS AREA (D.B.16, PG.74) (UNSPECIFIED WIDTH)

(P.B.6, PG.25) (PLAT NOT TO SCALE)

REFER TO NOTE 2

EX. 23 STORY

EX. MASONRY

-LOT LINE VACATED

EX. 48° C.L.F. Q

EX. CONC. RAMP

OEX.

TEL. MH

100.00'(FIELD)

708'± TO & OF ARMISTEAD AVENUE

 $-O_{\overline{EX}}$

REFER TO

DETAIL 'C'

VAR.

FX. CURB

0.1' CLEAR

(P.B.79, PG.56)

WALL O.6' CLEAR

N/F THE COLLEGE OF

WILLIAM AND WARY IN VIRGINIA

(D.B.50, PG.194) (D.B.50, PG.196)(PLAT) TAX MAP NO. 465-0A-00051

15' BUILDING

SETBACK LINE

(REFER TO NOTE GN-8)

OVAROU	ADBOOM	DECONOMON
SYMBOL.	ABBREV.	DESCRIPTION
	AATUR	ANNOTATED ACCORDING TO RECORF
	AC.	ACREAGE
	BIT. C&G	BITUMINOUS CURB & GUTTER
uch	CATV	UNDERGROUND CABLE TV
Ę.	Ę.	CENTERLINE
6	čo	CLEAN OUT
0000000	CONC.	CONCRETE
(DATR	DIGITIZED ACCORDING TO RECORDS
	DI	DROP INLET
	E	UNDERGROUND ELECTRIC LINE
	EG	EDGE OF GRAVEL
	EP	EDGE OF PAVEMENT
	ELEC.	ELECTRIC
0	ENCR. EMH	ENCROACH ELECTRIC MANHOLE
J	EX.	EXISTING
(F)	(F)	FOUND MONUMENT
(F)	ÈΉ	FIRE HYDRANT
	FIELD	FIELD DATA
ta	F.O.	UNDERGROUND FIBER OPTIC LINE
	GAS	UNDERGROUND GAS LINE
	GUY	GUY WIRE ANCHOR
Ē	ńBox	JUNCTION BOX
<i>k</i> /	UP OHE	LIGHT POLE OVERHEAD ELECTRIC
	OHT	OVERHEAD TELEPHONE
//	OHW	OVERHEAD WIRE
Q	Q	ON LINE
ō	PED.	PEDESTAL
P E	<u>r</u>	PROPERTY LINE
'n	PLAT PP	PLAT DATA POWER POLE
R∕W	R/W	RIGHT-OF-WAY
(s)	(s)"	SET MONUMENT
— <u>×</u> —	ŠŠ	SANITARY SEWER LINE
0	sco	SEWER CLEAN OUT
======	SD	STORM DRAIN PIPE
0	SDMH	STORM DRAIN MANHOLE
	S.F.	SQUARE FEET SIGN
Ö	SIGN SSMH	SAN. SEWER MANHOLE
ucitc	TRAF.	UNDERGROUND TRAFFIC CONTROL
Ö	TMH	TELEPHONE MANHOLE
b	TRANS.	TRANSFORMER
tat	TEL.	UNDERGROUND TELEPHONE LINE
ኳ	U.P.	UTILITY POLE
— 	w.,	WATER LINE
ô	WM WMH	WATER METER WATER MANHOLE
¥	WV WM	WATER VALVE

		Williamsburg/James City County
		and any obtains

LEGEND

1:04 PM 3 day of Jou 2001 DOCUMENT (_010005 Bets Blubobidge Clock

PLAT RECORDED IN P.B. NO. 79 PAGE 25-77

SCALE: 1"=20'

SHEET 2 OF 3 ALTA/ACSM LAND TITLE SURVEY OF #315 RICHMOND ROAD WILLIAMSBURG, VIRGINIA FOR

WAWA, INC., A NEW JERSEY CORPORATION AND

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT CASE NO. 9901647

REVISED DATE: DECEMBER 12, 2000 (REVISED PROPERTY LINE AND TITLE INFORMATION)

REFER TO SHEET 3 OF 3 FOR DETAILS

(REFER TO NOTE GN-8) REFER TO SHEET 1 OF 3 FOR CERTIFICATIONS AND NOTES

EX. PP w/LIGHT

- EX. VENT

PIPES(5)

UGE LEAD

PART OF

1.01 22

-{P.B.1, PO.3}-

LOT LINES VACATED-

FROPERTY LINE

ACCORDING TO

EX. BIT CONC. SURFACE SURFACE

EX. SIGN (TYP.)

CONC.

EX. BIT.

CONC.

SURFACE

(P.B.79, PG.56)

LOT-A 18.637 8F. 0.4278 AC. CP.8.70, PG.660 TAX HAP NO. 465-DA-0Q-053

MARKINGS IN FIELD (D.B.32, PO.520)

EX. WMO

RICHMOND ROAD

VARIABLE WIDTH R/W

-Sanitary Sewer

ACCORDING TO

BY OTHERS.

EX. 13 STORY BRICK

PHYSICAL CENTERLINE GRAPHIC SCALE

__L_/EX.`CURB '' '- 0.4' CLEAR

EX.

SSMH

O' BUILDING

SETBACK LINE

(REFER TO NOTE GN-8). EX. BIT. CONC.

SURFACE

EX. FUEL ELEC. TANK

CONDUIT

EX. BIKE

RACK

200-0012

DATE: MAY 4, 2000