

NOTES:

- CURRENT OWNER: THE CITY OF WILLIAMSBURG, AND JAMES CITY COUNTY, VIRGINIA.
- RECORDED REFERENCES:
 - PLAT BK. 23, PG. 39 (PARCEL A - 2.386 AC/PARCEL B - 7.025 AC)
 - DEED BK. 41, PG. 11 (CITY OF WILLIAMSBURG & JAMES CITY COUNTY)
 - DEED BK. 44, PG. 113 (HENRY STREET R/W)
 - DEED BK. 41, PG. 1 (AGREEMENT)
 - DEED BK. 41, PG. 23 (10' INGRESS/EGRESS EASM'T)
 - DEED BK. 42, PG. 108 (10' VEPCO EASM'T)
 - VEPCO PLAT BK. 3, PG. 189 (10' VEPCO EASM'T)
 - DEED BK. 55, PG. 164 (COLONIAL WILLIAMSBURG FOUNDATION)
 - DEED BK. 45, PG. 264 (COURT & NASSAU ST.)
 - DEED BK. 45, PG. 5 (COLONIAL WILLIAMSBURG, INC.)
 - DEED BK. 39, PG. 368 (PARCEL A - 2.386 AC/PARCEL B - 7.025 AC)
 - PLAT BK. 34, PG. 53 & 54 (COURT ST. PARK)
- SEE ALSO:
 - CITY OF WILLIAMSBURG: PLAN #13R837 (S. HENRY ST.)
 - PLAN #13R838 (S. HENRY ST.)
 - PLAN #13R839 (S. HENRY ST.)
 - PLAN #13R849 (COURT ST. & NASSAU ST.)
 - PLAN NO. 26-006 (NASSAU ST. EXT.)
 - PLAN NO. 26-021, SHEET 4,5 (HENRY ST.)
 - PLAN NO. 26-031, SHEET 3 (FRANCIS ST.)
 - TOPOGRAPHIC MAP - PROPOSED PARK AREA, PLAN NO. 23-877
- COLONIAL WILLIAMSBURG, ARCHITECTS' OFFICE: PLAN NO. 26-006, SHEET L1 & L5 (S. NASSAU ST. EXTENSION).
- NO CORNER MONUMENTATION WAS FOUND (I.E. NOT EXISTING), AS SHOWN ON PLAT BK. 23, PG. 39.
- THIS SURVEY IS TIED TO A MONUMENT OF THE CITY OF WILLIAMSBURG GEODETIC CONTROL NETWORK, NAD 83(93). MONUMENT #13 IS LOCATED NEAR THE INTERSECTION OF S. HENRY ST. & DUKE OF GLOUCESTER ST. BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY.
- THIS SURVEY IS AN "ALTA/ACSM LAND TITLE SURVEY." THIS PLAT WAS PREPARED WITH THE AID OF LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. C0019060, EFFECTIVE DATE FEBRUARY 1, 2001. EXCEPTIONS FROM THE TITLE COMMITMENT, SCHEDULE B - SECTION 2:
 - ITEM 1 - NOT A SURVEY ITEM.
 - ITEM 2 - NOT A SURVEY ITEM.
 - ITEM 3 - NOT A SURVEY ITEM.
 - ITEM 4 - 10' EASEMENT FOR INGRESS/EGRESS. ADJACENT TO THE NORTHERN PROPERTY LINE
 - ITEM 5 - 10' EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.
 - ITEM 6 - A PORTION (193 SQ. FT.) OF THE COURT STREET & S. HENRY STREET IMPROVEMENTS ENCROACH INTO THE SOUTHWEST CORNER OF THE PROPERTY. PHYSICAL EVIDENCE OF SEWER, WATER, TELEPHONE, ELECTRIC, GAS AND CABLE TELEVISION LINES SHOWN ON PLAT.
- STREET ADDRESS: 321 COURT STREET, WILLIAMSBURG, VA.
- T.M. #496-0A-00-018.
- N.F.I.P. FLOOD ZONE X. SEE F.I.R.M. 510294-0005-B, MAP REVISED MARCH 2, 1994.
- ZONING CLASSIFICATION: MS (MUSEUM SUPPORT DISTRICT) SETBACKS: FRONT 15', REAR 25', SIDE 17.5' (CORNER LOT).
- STATEMENT OF ENCROACHMENTS: 193 SQUARE FEET OF THE IMPROVEMENTS OF S. HENRY STREET & COURT STREET ENCROACH ONTO SUBJECT PROPERTY NEAR THE SOUTHWESTERN CORNER.
- PHYSICAL INDICATIONS IF ANY, OF SEWER, WATER, TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION LINES ON OR ACROSS THE SURVEYED PROPERTY, ARE SHOWN. LOCATION UNKNOWN AS TO UNDERGROUND SEWER, WATER, TELEPHONE, ELECTRIC, GAS, AND CABLE TELEVISION LINES.
- AREA = 2.356 ACRES (102,609 SQUARE FEET).

LEGAL DESCRIPTION:

FEBRUARY 22, 2001

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF WILLIAMSBURG, VIRGINIA, SHOWN AND SET FORTH AS PARCEL A-2.386 ACRES ON A PLAT ENTITLED, "CITY OF WILLIAMSBURG, VIRGINIA, PLAT SHOWING BOUNDARY SURVEYS OF 2 PARCELS OF LAND FOR CONVEYANCE TO COLONIAL WILLIAMSBURG, INC., BY THE COLLEGE OF WILLIAM AND MARY," DATED MARCH 4, 1966, AND MADE BY VINCENT D. MCHANUS, C.E., A COPY OF WHICH IS RECORDED IN PLAT BOOK 23, PAGE 39, WHICH IS MADE A PART HEREOF BY REFERENCE, AND ON WHICH PLAT SAID PARCEL IS MORE PARTICULARLY SET FORTH, SHOWN AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH HENRY STREET WHERE THE PROPERTY HEREBY DESCRIBED, PARCEL B AND SAID RIGHT-OF-WAY LINE CONVERGE, THENCE NORTH 85° 29' 24" EAST A DISTANCE OF 498.83 FEET TO AN IRON PIPE, THENCE SOUTH 4° 30' 36" EAST A DISTANCE OF 200 FEET TO AN IRON PIPE, THENCE SOUTH 85° 29' 24" WEST A DISTANCE OF 546.44 FEET TO A STEEL ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HENRY STREET, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 16° 30' 00" EAST A DISTANCE OF 41.36 FEET TO AN IRON PIPE, THENCE NORTH 7° 03' 40" EAST A DISTANCE OF 162.20 FEET TO AN IRON PIPE, THENCE NORTH 2° 43' 10" EAST A DISTANCE OF 2.46 FEET TO AN IRON PIPE, WHICH IS THE POINT OF BEGINNING, AND BEING BOUNDED ON THE NORTH BY PARCEL B, BOUNDED ON THE EAST AND SOUTH BY PROPERTY OF THE COLLEGE OF WILLIAM AND MARY IN VIRGINIA, AND BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HENRY STREET.

IT BEING THE SAME PROPERTY CONVEYED TO THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY BY DEED OF EXCHANGE FROM COLONIAL WILLIAMSBURG, INCORPORATED, DATED NOVEMBER 3, 1966, RECORDED IN DEED BOOK 41, PAGE 11.

LESS AND EXCEPT SO MUCH OF THE FOREGOING AS WAS ACQUIRED BY THE CITY OF WILLIAMSBURG BY DEED DATED APRIL 1, 1969, FROM JAMES CITY COUNTY, RECORDED IN DEED BOOK 44, PAGE 113.

METES AND BOUNDS DESCRIPTION

A PORTION OF PARCEL A - 2.386 ACRES, "CITY OF WILLIAMSBURG, VIRGINIA, PLAT SHOWING BOUNDARY SURVEYS OF 2 PARCELS OF LAND FOR CONVEYANCE TO COLONIAL WILLIAMSBURG, INC. BY THE COLLEGE OF WILLIAM AND MARY," CITY OF WILLIAMSBURG, VIRGINIA.

BEGINNING AT A SET PK NAIL LOCATED IN THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF COURT STREET (A 50' RIGHT-OF-WAY), AND THE EASTERN RIGHT-OF-WAY OF SOUTH HENRY STREET (A VARIABLE WIDTH RIGHT-OF-WAY), SAID SET PK NAIL BEING FURTHER LOCATED NORTH 24° 23' 14" WEST, 243.06 FEET FROM AN EXISTING CONCRETE MONUMENT IN THE NORTHERN RIGHT-OF-WAY OF NEWPORT AVENUE (FORMERLY TAZEWELL HALL AVENUE);

THENCE WITH THE EASTERN RIGHT-OF-WAY OF SOUTH HENRY STREET THE FOLLOWING FIVE (5) CALLS:

- NORTH 16° 30' 00" EAST, 41.36 FEET TO A SET IRON REBAR,
- NORTH 07° 03' 40" EAST, 11.00 FEET TO A SET IRON REBAR,
- NORTH 15° 46' 21" EAST, 46.51 FEET TO A SET IRON REBAR,
- ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 46' 28", HAVING A RADIUS OF 264.31 FEET, AN ARC DISTANCE OF 68.16 FEET, A CHORD BEARING OF NORTH 11° 08' 00" EAST, AND A CHORD DISTANCE OF 67.97 FEET TO A SET PK NAIL,
- NORTH 03° 17' 45" EAST, 41.93 FEET TO A SET PK NAIL;

THENCE TURNING AND WITH THE LINE OF THE COLONIAL WILLIAMSBURG FOUNDATION, BEING THE SOUTH LINE OF PARCEL B AS SHOWN IN PLAT BOOK 23, PAGE 39, NORTH 85° 29' 24" EAST, 489.26 FEET TO A SET PK NAIL IN THE WESTERN RIGHT-OF-WAY OF NASSAU STREET (A 60' RIGHT-OF-WAY); SAID PK NAIL BEING FURTHER LOCATED AS SOUTH 04° 30' 36" EAST, 502.79 FEET FROM THE RIGHT-OF-WAY INTERSECTION OF FRANCIS AND NASSAU STREET;

THENCE WITH THE WESTERN RIGHT-OF-WAY OF NASSAU STREET, SOUTH 04° 30' 36" EAST, 200.00 FEET TO A SET IRON REBAR AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF NASSAU STREET AND THE NORTHERN RIGHT-OF-WAY OF COURT STREET;

THENCE WITH THE NORTHERN RIGHT-OF-WAY OF COURT STREET, SOUTH 85° 29' 24" WEST, 546.44 FEET TO A SET PK NAIL, BEING THE POINT OF BEGINNING, CONTAINING 2.356 ACRES, AND KNOWN AS A PORTION OF PARCEL A, AS SHOWN ON A PLAT BY DJG, INC., ENTITLED "ALTA/ACSM LAND TITLE SURVEY, A PORTION OF PARCEL A-2.386 ACRES, 321 COURT STREET, FOR THE COLONIAL WILLIAMSBURG FOUNDATION," DATED FEBRUARY 22, 2001.

NOTE: THIS METES AND BOUNDS DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT.

ALTA/ACSM CERTIFICATION

TO: THE COLONIAL WILLIAMSBURG FOUNDATION
LAWYERS TITLE INSURANCE CORPORATION
HUNTON & WILLIAMS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11(A), 13, AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 2/22/01

(SIGNED): Nancy L. Herman-Thompson
VIRGINIA REGISTRATION NO. 002254

Williamsburg/James City County

12:51 PM 11 Feb 2001

DOCUMENT# 010512
Betty DeWolfe

PLAT RECORDED IN
PB NO. 81 10411

2 OF 2	SHEET NUMBER 2	COMMISSION NUMBER 6392	SCALE AS NOTED	ALTA/ACSM LAND TITLE SURVEY A PORTION OF PARCEL A - 2.386 ACRES 321 COURT STREET FOR THE COLONIAL WILLIAMSBURG FOUNDATION CITY OF WILLIAMSBURG VIRGINIA	THIS DOCUMENT IS THE SOLE PROPERTY OF DJG, INC. OF WILLIAMSBURG, VIRGINIA. THE REPRODUCTION, IN WHOLE OR PART, OR THE MODIFICATION OF ANY DETAIL OR DESIGN IS NOT TO BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DJG, INC., COPYRIGHT 2001.	NO. DATE DESCRIPTION 1 3-8-01 NOTE #11	REVISIONS			Committed to Excellence ENGINEERS • ARCHITECTS • SURVEYORS 449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757) 253-0673 • NORFOLK-VIRGINIA BEACH AREA (757)874-5015 FAX: (757)253-2319 E-MAIL: williamsburg@djginc.com
			FIELD DNW							