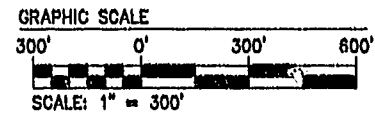


TOTAL AREA = 130.26 ACRES ±
5,674,121 S.F. ±
 (AREA TO STREAM)
 ALL OF TAX PARCELS
 (32-4)(1-26)
 (32-4)(1-26A)
 (32-4)(1-36)
 (33-5)(01-30)
 ZONED "R2"

- NOTES:**
1. THIS PLAT MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
 2. ROUTE 658 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS, SURVEYED PHYSICAL CENTERLINE OF ROAD AND DEED OF RIGHT-OF-WAY TAKE RECORDED IN DEED BOOK 154, PAGE 297.
 3. ROUTE 199 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS, VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0189-047-F03, PE-103, RW-204, C-801 AND DEED OF RIGHT-OF-WAY TAKE RECORDED IN DEED BOOK 778, PAGE 797.
 4. INTERIOR PROPERTY LINES SHOWN ARE BASED UPON RECORD PLATS AND OTHER AVAILABLE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED BY THIS SURVEYOR.

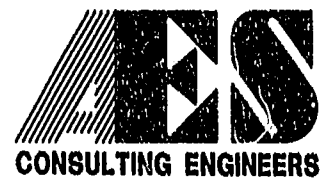


REFERENCES:

PLAT BOOK 29, PAGE 31
 PLAT BOOK 69, PAGE 88
 DEED BOOK 135, PAGE 481
 DEED BOOK 140, PAGE 105
 DEED BOOK 148, PAGE 852
 DEED BOOK 154, PAGE 490
 ST. HWY. PLAT BOOK 5, PAGE 214
 LR# 880012581 - CITY OF WILLIAMSBURG
 DEED BOOK 688, PAGE 245 (QUITCLAIM BY VA POWER)

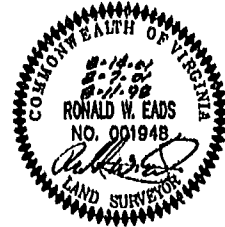
City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 Aug 2001 at 12:47 PM, P.B. 82, PG. 89. DOCUMENT # 010014498.
 BETSY B. WOOLRIDGE, CLERK
B. Woolridge, Dep. Clerk

08-07-01-13:58 JFS



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

PLAT OF SURVEY
 SHOWING PARCEL I OWNED BY:
THE PHILIP O. RICHARDSON LIMITED LIABILITY LIMITED PARTNERSHIP
 AND PARCELS II AND III OWNED BY:
PHILIP RICHARDSON COMPANY, INC., ET AL
 CONTAINING A TOTAL OF 130.26± ACRES
 BERKELEY DISTRICT JAMES CITY COUNTY, VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
1	8/14/01	REVISED PER ATTORNEY COMMENTS	JFS
1	8/07/01	UPDATED TITLE INFORMATION	JFS

Designed	Drawn
PHM	PHM
Scale	Date
1"=300'	8/11/98
Project No.	
8518	
Drawing No.	
10F1	