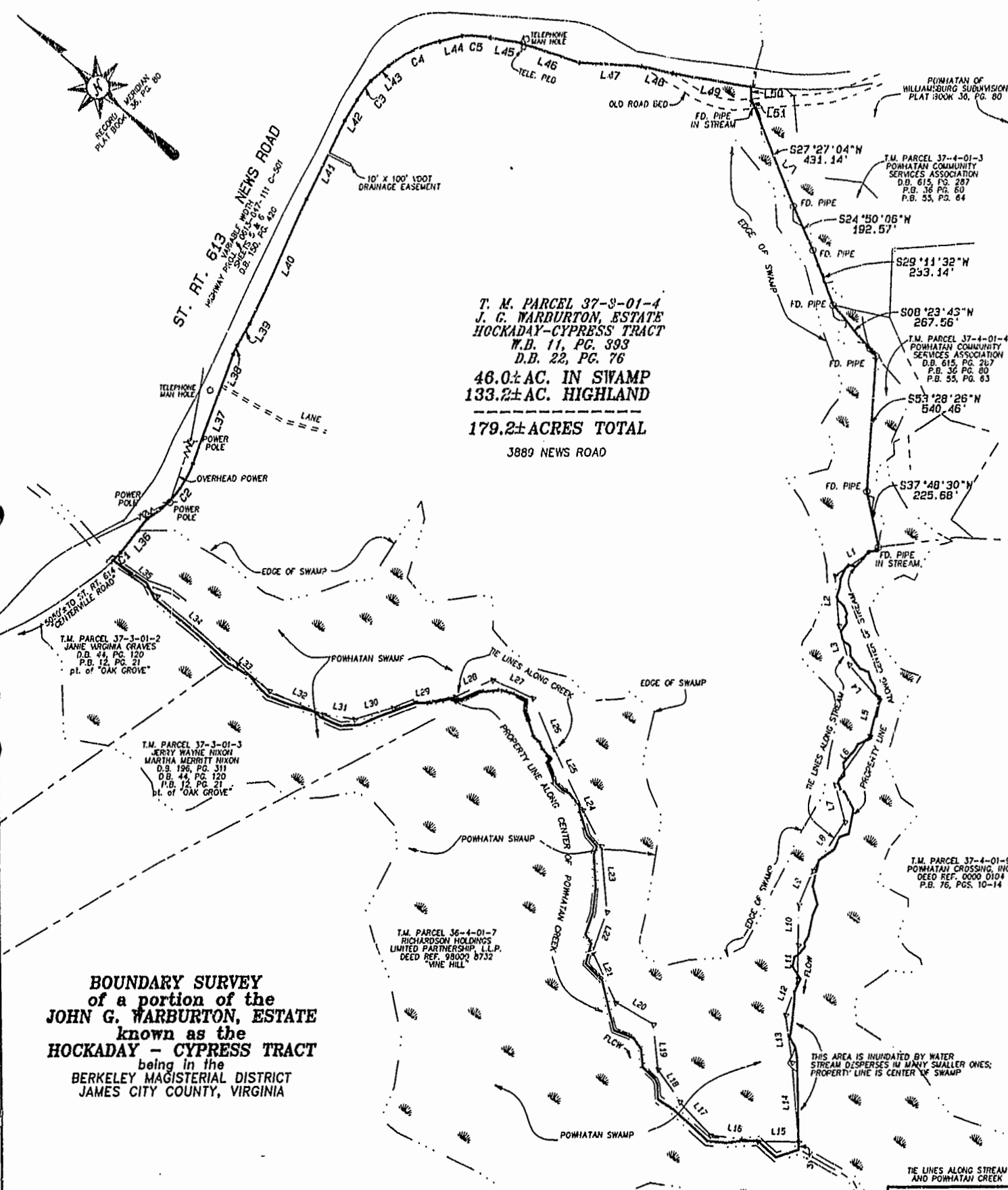


83 PAGE 82  
#010020455



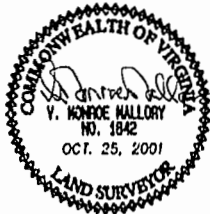
**T. M. PARCEL 37-3-01-4  
J. G. WARBURTON, ESTATE  
HOCKADAY-CYPRESS TRACT  
W.B. 11, PG. 393  
D.B. 22, PG. 76**

**46.0± AC. IN SWAMP  
133.2± AC. HIGHLAND**

**179.2± ACRES TOTAL**

3889 NEWS ROAD

**BOUNDARY SURVEY  
of a portion of the  
JOHN G. WARBURTON, ESTATE  
known as the  
HOCKADAY - CYPRESS TRACT  
being in the  
BERKELEY MAGISTERIAL DISTRICT  
JAMES CITY COUNTY, VIRGINIA**



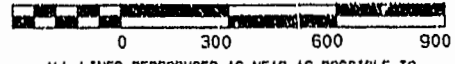
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
7 Nov 2001  
at 9:40 AM, PG. 82, PG. 82  
DOCUMENT # 010020455  
BETSY B. WOOLRIDGE, CLERK

I certify that this plat and survey is  
correct to the best of my knowledge  
and belief, subject to easements, servitudes,  
and covenants of record.

**Dillard & Marion, P.C.**  
Land Surveyors  
221 Queen Street, P.O. Box 1828  
Tappahannock, Va. 22560  
(804)443-3080, FAX(804)443-4550

THIS PROPERTY KNOWN AS THE HOCKADAY - CYPRESS  
TRACT WAS DEVISED TO MARTHA W. McMURRAN AND  
SUSAN WARBURTON REDD BY WILL OF JOHN G. WARBURTON  
OF RECORD IN WILL BOOK 11, PAGE 393.

GRAPHIC SCALE 1"=300'



ALL LINES REPRODUCED AS NEAR AS POSSIBLE TO  
MATCH DEED DESCRIPTIONS, ADJOINING PLATS OF  
RECORD AND FOUND PHYSICAL EVIDENCE.

THE LINES ALONG STREAM  
AND POWHATAN CREEK

LINE	BEARING	DISTANCE
L1	N73°07'44"W	211.74
L2	S45°09'31"W	199.54
L3	S33°54'04"W	160.76
L4	S08°58'56"W	184.63
L5	S63°59'51"W	149.17
L6	S85°48'26"W	240.86
L7	S34°08'34"W	153.91
L8	S83°21'44"W	234.97
L9	S72°50'24"W	149.75
L10	S80°39'14"W	160.14
L11	S50°08'49"W	134.89
L12	S68°55'19"W	153.21
L13	S41°25'01"W	190.49
L14	S44°40'21"W	378.18
L15	N39°41'11"W	168.57
L16	N33°53'04"W	166.28
L17	N08°44'14"E	180.71
L18	N14°57'28"E	156.93
L19	N43°38'09"E	178.87
L20	N11°12'34"E	176.90
L21	N23°53'08"E	221.43
L22	N69°48'11"E	171.53
L23	N44°30'31"E	262.24
L24	N22°08'11"E	162.35
L25	N23°38'46"E	270.45
L26	N24°10'34"E	217.58
L27	N16°57'46"W	179.91
L28	N84°08'54"W	169.10
L29	N50°38'28"W	239.07
L30	N56°39'41"W	164.47
L31	N32°58'24"W	128.88
L32	N17°51'24"W	240.82
L33	N00°19'46"W	168.56
L34	N01°25'24"W	424.10
L35	N02°38'56"W	229.41

PROPERTY LINE ALONG THE SOUTHERN EDGE  
OF THE RIGHT OF WAY FOR RT. 613 (NEWS ROAD)  
AND A PORTION OF THE EASTERN BOUNDARY

LINE	CHORD BEARING	CHORD	RADIUS	LENGTH
C1	S83°45'57"E	44.47'	1472.39'	44.47'
C2	N88°19'44"E	174.12'		
C3	S09°58'09"E	289.42'	429.28'	295.70'
C4	N70°18'48"E	466.56'		
C5	N78°08'23"E	40.08'		
C6	N80°00'18"E	100.24'		
C7	N74°34'19"E	530.20'		
C8	N78°08'03"E	350.00'		
C9	N80°37'17"E	97.27'		
C10	N88°45'13"E	84.64'	542.98'	14.70'
C11	S101°3'08"E	94.54'		
C12	S65°44'44"E	232.87'	532.90'	234.73'
C13	S44°15'16"E	95.17'		
C14	S37°00'51"E	117.06'	542.90'	117.20'
C15	S30°58'52"E	127.37'		
C16	S23°00'47"E	282.44'		
C17	S33°35'57"E	251.48'		
C18	S26°48'48"E	132.09'		
C19	S11°20'35"E	323.11'		
C20	S47°10'10"W	83.63'		
C21	S22°08'57"W	22.24'		

DATE: OCT. 25, 2001  
SCALE: 1" = 300'  
DRAWN BY:  
CHECKED BY: V.M.M.  
SECT. NO: 37-3-01-4

DISK: F.B. J.N.  
DGH # 452M HP480X.SMI JCB 1  
REVISIONS