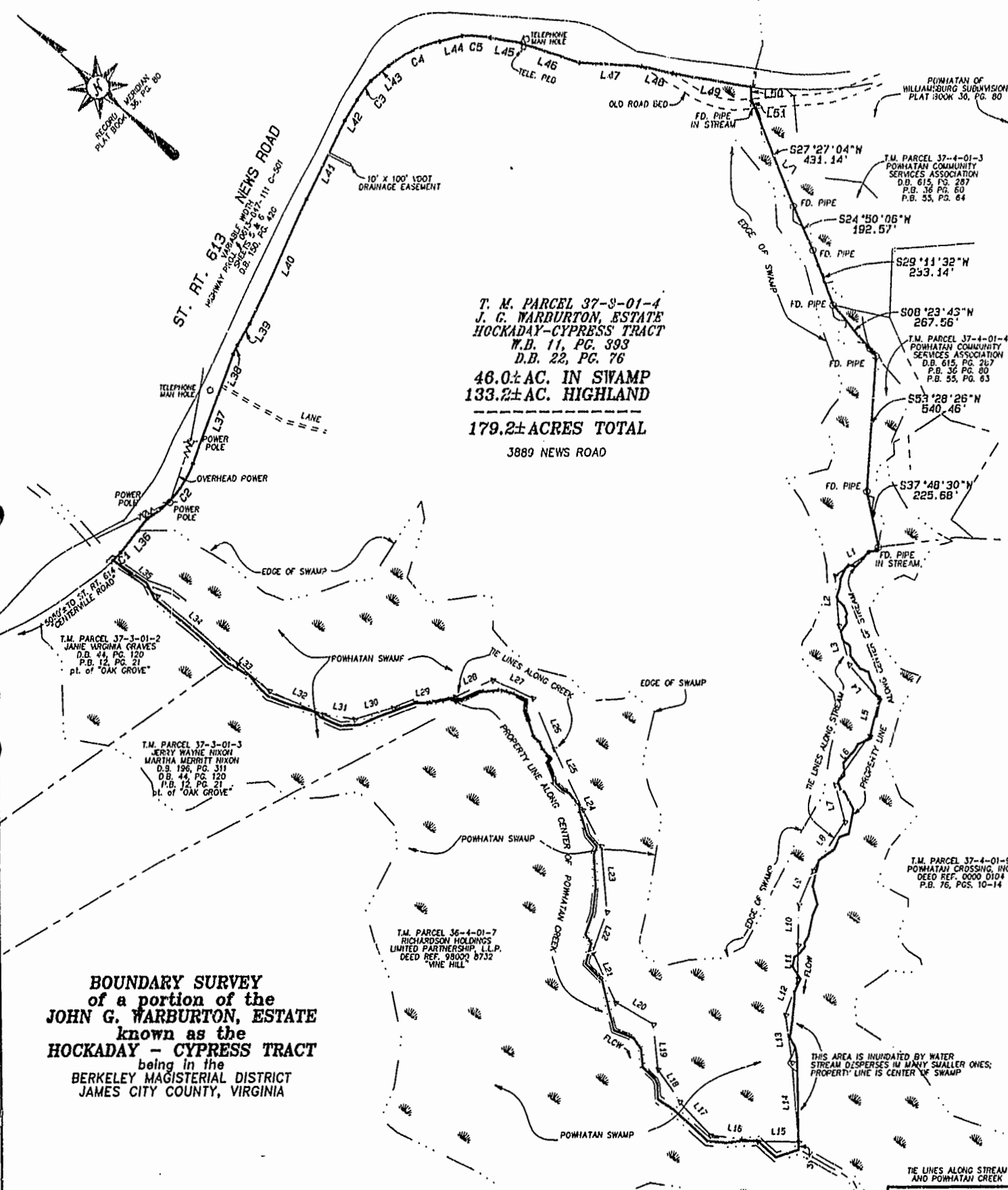


83 PAGE 82
#010020455



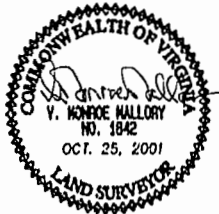
**T. M. PARCEL 37-3-01-4
J. G. WARBURTON, ESTATE
HOCKADAY-CYPRESS TRACT
W.B. 11, PG. 393
D.B. 22, PG. 76**

**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



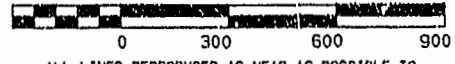
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7 Nov 2001
at 9:40 AM AM/PM, P.B. 83, PG. 82
DOCUMENT # 010020455
BETSY B. WOOLRIDGE, CLERK

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 | 330.00' | | |
| C9 | N80°37'17"E | 97.27' | | |
| C10 | N88°45'13"E | 84.64' | 542.98' | 14.70' |
| C11 | S101°3'08"E | 94.34' | | |
| C12 | S65°44'44"E | 232.87' | 532.98' | 234.73' |
| C13 | S44°15'16"E | 95.17' | | |
| C14 | S37°00'51"E | 117.06' | 542.98' | 117.20' |
| C15 | S30°58'52"E | 127.37' | | |
| C16 | S23°00'47"E | 282.44' | | |
| C17 | S33°35'57"E | 251.48' | | |
| C18 | S28°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