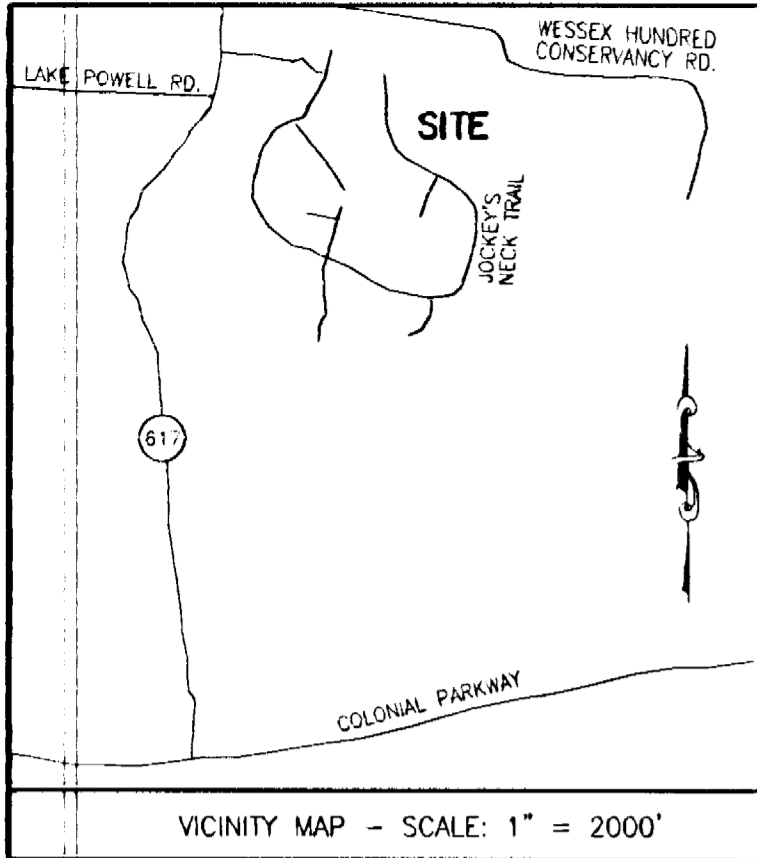


#040032414



REMAINDER OF PARCEL "2" (EXTENDS TO LAKE POWELL RD. AND SHALL SERVE AS ACCESS TO THE WILLIAMSBURG WINERY PROPERTY SHOWN HEREON)

HATCHED AREA SHOWN IS EXISTING INGRESS/EGRESS EASEMENT AND DRAINAGE AND UTILITY EASEMENT RECORDED IN P.B. 53, P. 35-36.

N/F WILLIAMSBURG FARMS, INC. PARCEL "D" & "J" P.B. 53 PG. 36 PARCEL ID: 4840100012

CURVE DATA

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	34°07'56"	S 83°58'33" W	69.07	225.00	134.04	132.06
C2	85°48'36"	S 70°11'07" E	116.18	125.00	187.21	170.20
C3	21°11'48"	S 37°52'43" E	67.49	360.71	133.45	132.69
C4	50°38'47"	S 26°08'53" W	28.39	60.00	53.04	51.33
C5	35°42'33"	N 34°34'10" E	50.00	155.22	96.74	95.18
C6	35°42'33"	S 34°34'10" W	58.05	180.22	112.32	110.51
C7	22°12'56"	N 27°49'22" E	66.37	338.04	131.07	130.25
C8	22°12'56"	N 27°49'22" E	61.46	313.04	121.38	120.62
C9	13°42'07"	N 32°04'46" E	33.29	277.05	66.26	66.10
C10	09°54'23"	N 33°58'38" E	26.18	302.05	52.22	52.16
C11	52°19'48"	S 25°18'23" W	14.74	30.00	27.40	26.46
C12	88°09'44"	N 34°00'36" W	125.90	130.00	200.03	180.88

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 52°25'27" E	46.32'
L2	N 53°50'13" E	92.37'
L3	N 29°12'14" W	24.85'
L4	S 60°47'46" W	33.24'
L5	N 16°21'52" W	88.57'
L6	N 02°06'32" W	79.95'
L7	S 10°04'15" W	242.35'
L8	S 78°05'28" E	445.61'
L9	S 25°46'33" E	59.16'
L10	S 11°39'08" W	200.72'
L11	N 78°20'52" W	20.00'
L12	S 11°39'08" W	62.90'
L13	S 57°39'57" W	50.10'
L14	N 79°05'54" W	8.09'
L15	N 10°54'06" E	20.00'
L16	N 79°05'54" W	204.76'

OWNERS CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS PORTION OF PARCELS "2" AND "2A" ARE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

10/23/04 *Sgt. Duffeler* for Williamsburg Farms, Inc. & The Williamsburg Winery
DATE OWNER (SIGNATURE)

10/23/04 *Pg. Duffeler*
DATE OWNER (PRINT)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Williamsburg, Virginia
NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 3rd DAY OF December, 2004. MY COMMISSION EXPIRES 12/31/04
Vernon M. Gaddy, III
NOTARY PUBLIC

CERTIFICATE OF SOURCE OF TITLE

A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PATRICK G. DUFFELER TO THE WILLIAMSBURG WINERY, LTD. BY INSTRUMENT DATED FEBRUARY 10, 2004. INSTRUMENT IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT NO. 040007386.
A PORTION OF THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY DAVID M. AND ANNE F. MURRAY TO WILLIAMSBURG FARMS, INC. BY A DEED DATED JULY 1, 1983. SAID DEED IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN DEED BOOK 236 PAGE 425.

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

12-22-04 *ChA. Calhoun*
DATE CHARLES A. CALHOUN, L.S. #002554

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

12/22/04 *Benny A. Win*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION

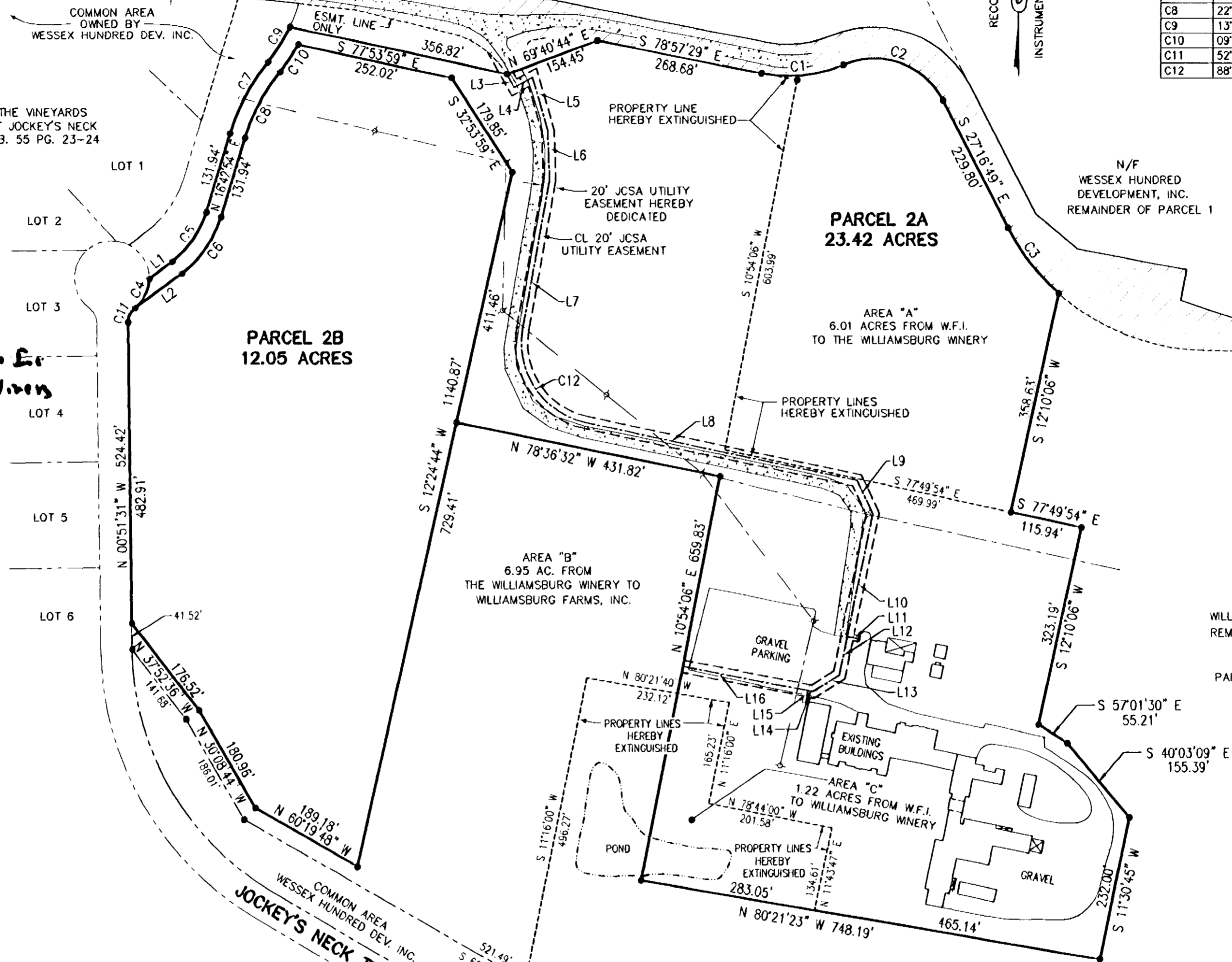
12/27/04 *[Signature]*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

STATE OF VIRGINIA, JAMES CITY COUNTY

City of Williamsburg & County of James City OR THE COUNTY OF
Circuit Court: This PLAT was recorded on Dec 29, 2004 2004.
at 3:37 PM, PG 2 PG 2 3RD AS THE LAW
DOCUMENT # 040032414
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND.
- WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- LOTS SHOWN ARE TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- THE PARCEL LIES GRAPHICALLY IN F.I.R.M. FLOOD ZONE "X" PER COMMUNITY PANEL 510201 0045B, DATED FEBRUARY 6, 1991
- "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSING MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



LEGEND:
W.F.I. = WILLIAMSBURG FARM, INC.
● IRON ROD FOUND OR SET UNLESS OTHERWISE NOTED
□ EXISTING EASEMENT (SEE P.B. 53, P. 35-36)

WILLIAMSBURG FARMS, INC. REMAINDER OF PARCEL "2" D.B. 236 PG. 425 P.B. 38 PG. 63 PARCEL ID: 4840100010

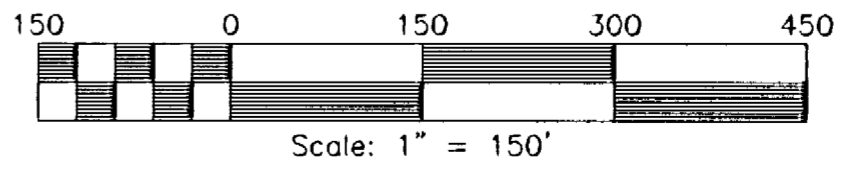


BOUNDARY LINE ADJUSTMENT PLAT BETWEEN WILLIAMSBURG FARMS, INC. AND THE WILLIAMSBURG WINERY, LTD. LOCATED IN THE ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 150' DATE: 12/08/04 JOB #04-629

LandTech Resources, Inc.
Surveying • GPS • Engineering

5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



REVISED PER COUNTY COMMENTS: 12/22/04