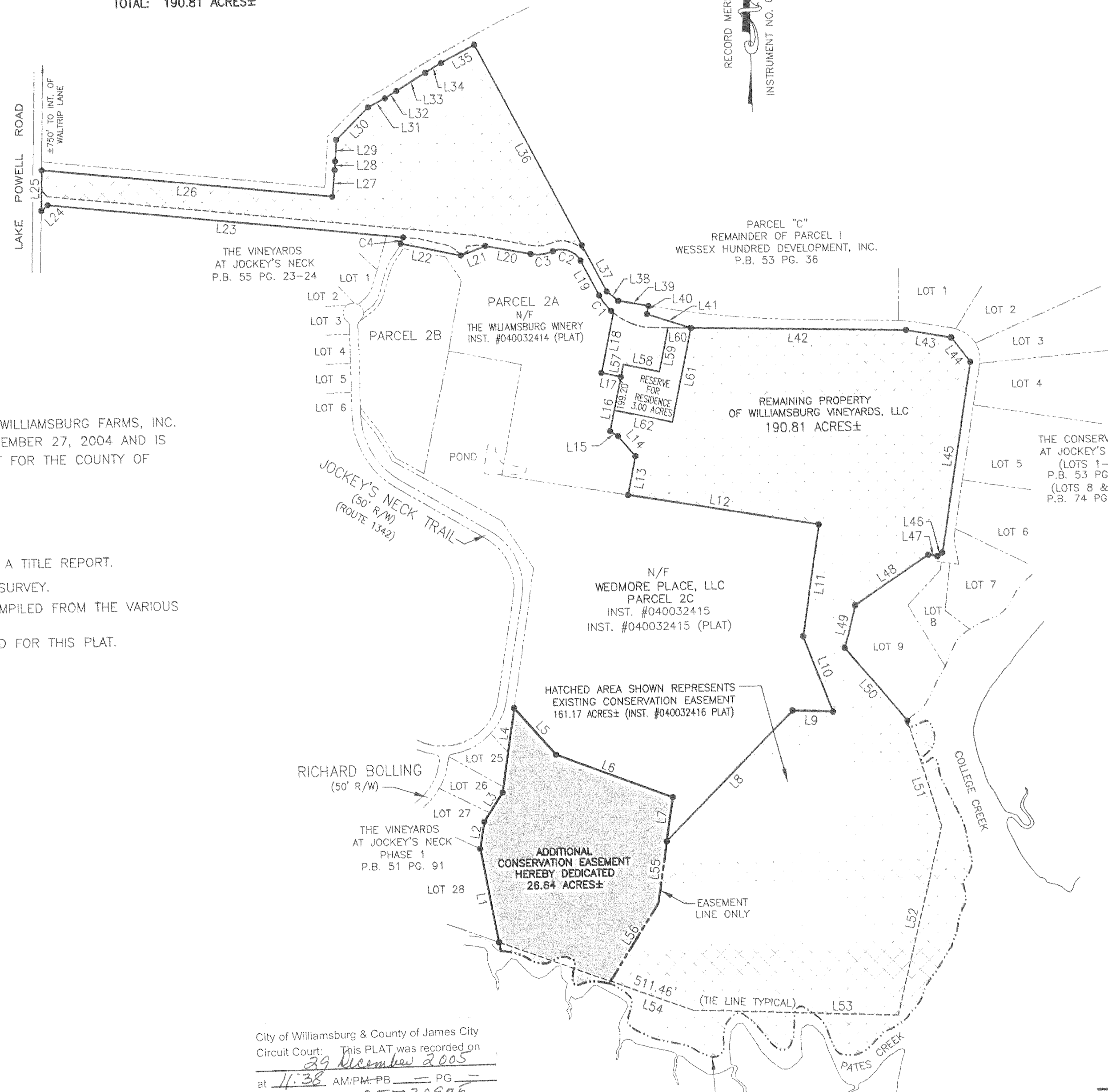


#050030975



AREA TABLE

EXISTING CONSERVATION EASEMENT:	161.17 ACRES±
RESERVED FOR RESIDENCE:	3.00 ACRES
ADDITIONAL CONSERVATION EASEMENT:	26.64 ACRES±
TOTAL:	190.81 ACRES±



LINE TABLE

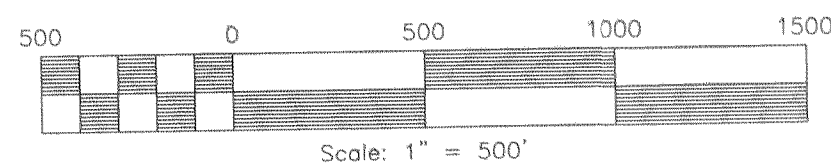
NUMBER	DIRECTION	DISTANCE
L1	N 10°30'43" W	559.40'
L2	N 09°41'05" E	160.31'
L3	N 32°40'24" E	201.25'
L4	N 08°42'04" E	496.48'
L5	S 41°17'24" E	366.13'
L6	S 69°09'00" E	727.96'
L7	S 08°40'20" W	261.16'
L8	N 44°44'16" E	1060.07'
L9	S 87°44'39" E	237.44'
L10	N 20°47'07" W	475.42'
L11	N 08°43'29" E	662.16'
L12	N 80°21'23" W	1129.06'
L13	N 11°30'45" E	232.00'
L14	N 40°03'09" W	155.39'
L15	N 57°01'30" W	55.21'
L16	N 12°10'06" E	323.19'
L17	N 77°49'54" W	115.94'
L18	N 12°10'06" E	358.63'
L19	N 27°16'49" W	229.80'
L20	N 78°57'29" W	268.68'
L21	S 69°40'44" W	154.45'
L22	N 77°53'59" W	356.82'
L23	N 83°53'30" W	2089.70'
L24	S 48°47'53" W	50.36'
L25	N 01°29'17" E	237.79'
L26	S 83°53'30" E	1708.15'
L27	N 06°03'51" E	156.67'
L28	N 04°00'47" E	51.33'
L29	N 03°44'08" E	125.94'
L30	N 45°23'34" E	265.11'
L31	N 62°45'08" E	112.00'
L32	N 58°40'07" E	79.52'
L33	N 58°40'07" E	200.27'
L34	N 58°40'09" E	108.37'
L35	N 61°57'44" E	222.15'
L36	S 27°16'49" E	1330.89'
L37	S 27°16'49" E	307.85'
L38	S 50°02'26" E	87.19'
L39	S 79°15'22" E	179.09'
L40	S 10°44'38" W	50.00'
L41	S 71°35'06" E	270.00'
L42	S 88°33'17" E	1260.40'
L43	S 79°37'26" E	268.75'
L44	S 37°18'24" E	178.97'
L45	S 09°14'05" W	1126.86'
L46	S 54°14'05" W	35.36'
L47	N 80°45'55" W	53.98'
L48	S 56°11'58" W	521.24'
L49	S 14°13'38" W	257.62'
L50	S 39°47'26" E	563.62'
L51	S 17°20'52" E	643.77'
L52	S 13°43'24" W	1140.71'
L53	N 87°41'19" W	1203.59'
L54	N 69°49'25" W	1203.01'
L55	S 08°28'47" W	365.74'
L56	S 32°28'45" W	536.54'
L57	N 12°10'06" E	73.92'
L58	S 77°49'54" E	215.33'
L59	N 12°10'06" E	261.23'
L60	S 88°33'17" E	133.77'
L61	S 12°10'06" W	559.23'
L62	N 77°49'54" W	346.76'

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAMSBURG FARMS, INC. TO WILLIAMSBURG VINEYARDS, LLC. BY A DEED DATED DECEMBER 27, 2004 AND IS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY IN INSTRUMENT #040032416.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY.
3. PROPERTY LINES AS SHOWN ON THIS PLAT WERE COMPILED FROM THE VARIOUS REFERENCES AS NOTED.
4. WETLANDS, IF ANY, WERE NOT RESEARCH OR LOCATED FOR THIS PLAT.

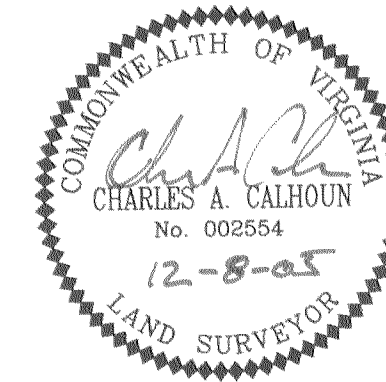


City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
29 December 2005
 at 11:38 AM/PM-PB = PG =
 DOCUMENT # 050030975
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CURVE TABLE

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD
C1	21°11'48"	N 37°52'43" W	67.49	360.71	133.45	132.69
C2	85°48'36"	N 70°11'07" W	116.18	125.00	187.21	170.20
C3	34°07'56"	S 83°58'33" W	69.07	225.00	134.04	132.06
C4	08°15'03"	N 21°06'11" E	19.98	277.05	39.90	39.86

APPROXIMATE MEAN LOW WATER BY OTHERS
 Large/Small Plat(s) Recorded herewith as # 050030975



PLAT SHOWING ADDITIONAL CONSERVATION EASEMENT FROM WILLIAMSBURG VINEYARDS, LLC LOCATED IN THE ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA

SCALE 1" = 500' DATE: 12/08/05 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

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 29 DAY OF December, 2005.
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS DOCUMENT # 050030975
 TESTE Betsy B. Woolridge, Clerk
 BY Claudia St. Binkholz, Esq. CLERK