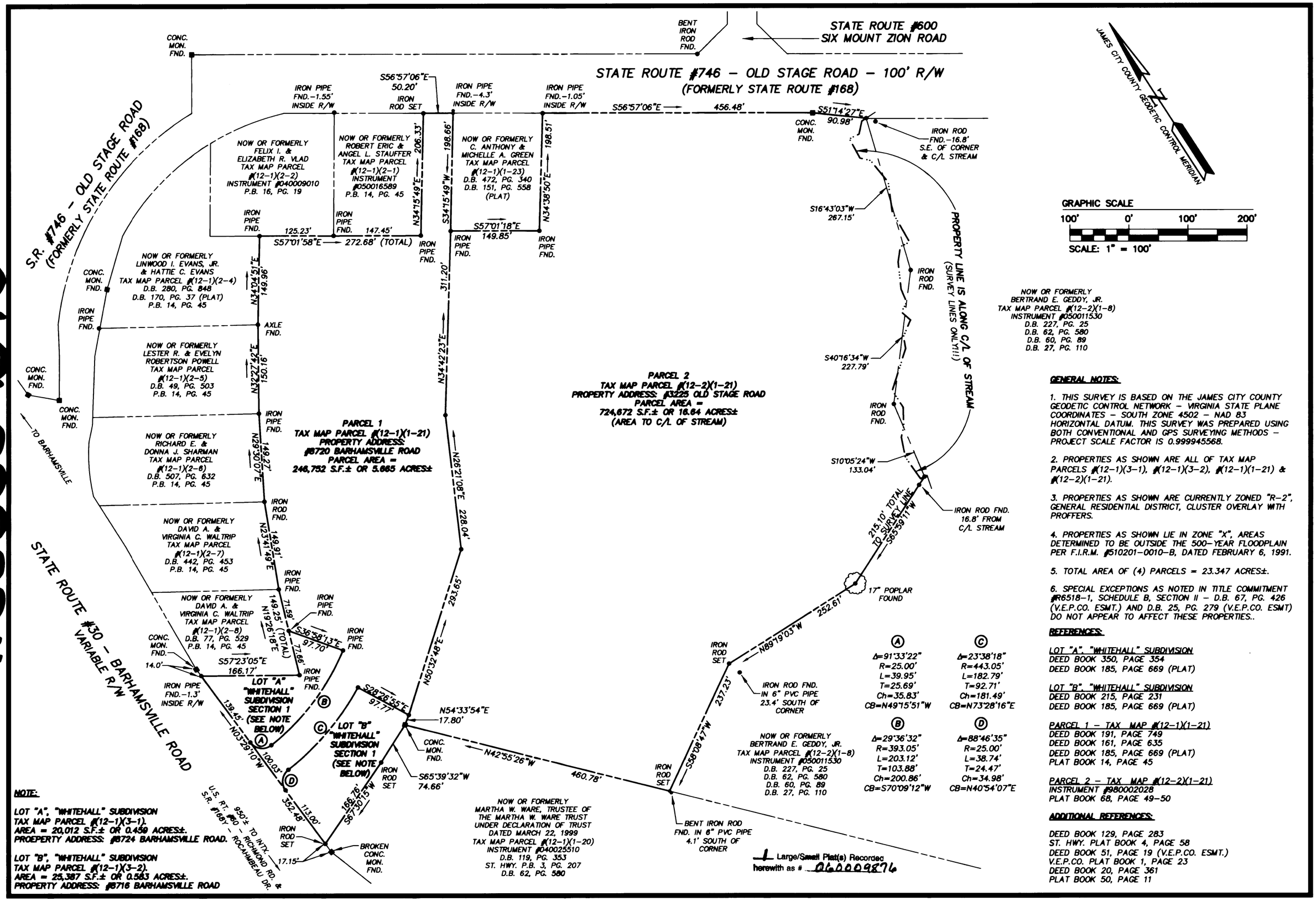
#06009876



NOTE:

LOT "A", "WHITEHALL" SUBDIVISION
TAX MAP PARCEL #(12-1)(3-1).
AREA = 20,012 S.F.± OR 0.459 ACRES±.
PROPERTY ADDRESS: #8724 BARHAMSVILLE ROAD.

LOT "B", "WHITEHALL" SUBDIVISION
TAX MAP PARCEL #(12-1)(3-2).
AREA = 25,387 S.F.± OR 0.583 ACRES±.
PROPERTY ADDRESS: #8716 BARHAMSVILLE ROAD

Large/Small Plat(s) Recorded herewith as # 060009876

GENERAL NOTES:

1. THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK – VIRGINIA STATE PLANE COORDINATES – SOUTH ZONE 4502 – NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS – PROJECT SCALE FACTOR IS 0.999945568.

2. PROPERTIES AS SHOWN ARE ALL OF TAX MAP PARCELS #(12-1)(3-1), #(12-1)(3-2), #(12-1)(1-21) & #(12-2)(1-21).

3. PROPERTIES AS SHOWN ARE CURRENTLY ZONED "R-2", GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS.

4. PROPERTIES AS SHOWN LIE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0010-B, DATED FEBRUARY 6, 1991.

5. TOTAL AREA OF (4) PARCELS = 23.347 ACRES±.

6. SPECIAL EXCEPTIONS AS NOTED IN TITLE COMMITMENT #R6518-1, SCHEDULE B, SECTION II – D.B. 67, PG. 426 (V.E.P.CO. ESMT.) AND D.B. 25, PG. 279 (V.E.P.CO. ESMT) DO NOT APPEAR TO AFFECT THESE PROPERTIES..

REFERENCES:

LOT "A", "WHITEHALL" SUBDIVISION
DEED BOOK 350, PAGE 354
DEED BOOK 185, PAGE 669 (PLAT)

LOT "B", "WHITEHALL" SUBDIVISION
DEED BOOK 215, PAGE 231
DEED BOOK 185, PAGE 669 (PLAT)

PARCEL 1 – TAX MAP #(12-1)(1-21)
DEED BOOK 191, PAGE 749
DEED BOOK 161, PAGE 635
DEED BOOK 185, PAGE 669 (PLAT)
PLAT BOOK 14, PAGE 45

PARCEL 2 – TAX MAP #(12-2)(1-21)
INSTRUMENT #980002028
PLAT BOOK 68, PAGE 49-50

ADDITIONAL REFERENCES:

DEED BOOK 129, PAGE 283
ST. HWY. PLAT BOOK 4, PAGE 58
DEED BOOK 51, PAGE 19 (V.E.P.CO. ESMT.)
V.E.P.CO. PLAT BOOK 1, PAGE 23
DEED BOOK 20, PAGE 361
PLAT BOOK 50, PAGE 11

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WILLIAMSBURG • RICHMOND • GLOUCESTER

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

PLAT OF SURVEY

4 PARCELS OF LAND CONTAINING A TOTAL OF 23.347 ACRES± STANDING IN THE NAMES OF ROBERT W. COWAN (A.K.A. R.W COWAN & ROBERT W. COWAN, SR.) AND JUDY G. COWAN FOR CONVEYANCE TO RAUCH DEVELOPMENT CO., L.L.C.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
11-10-05
RONALD W. EADS
NO. 001948
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 28 April 2006
at 1:02 AM/PM. PB — PG —
DOCUMENT # 060009876
BETSY B. WOOLRIDGE, CLERK
Betsy B Woolridge Clerk

Designed	Drawn
AES	RWE
Scale	Date
1"=100'	11/10/05
Project No.	
9048-02	
Drawing No.	
1 OF 1	