

#060016516

PLAT OF PROPERTY

TO BE CONVEYED TO  
DONALD L. HAZELWOOD, INC.,

BEING

348.93 ACRES

LOCATED: STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: DECEMBER 15, 2005 SCALE: 1" = 500'

MITCHELL-WILSON ASSOCIATES, P.C.

CIVIL ENGINEERS & LAND SURVEYORS  
720 MAIN STREET, SUITE 112  
P.O. BOX 1269  
WEST POINT, VIRGINIA 23181  
(804) 843-9744

PAGE 1 OF 6



KNOW AS 'LOBS'  
N/F  
CARTER C. COWLES, SR. ESTATE  
AND LINDA B. COWLES ESTATE  
TMAP (20-2X1-6)  
INSTR. # 0300220008  
DB 4, PG 591  
DB 9, PG 56  
PLAT IN INSTR. # 050006607  
PB 7, PG 22

N/F  
THE MARTHA M. WARE TRUST  
TMAP (20-2X1-2)  
INSTR. # 990006744  
PLAT IN DB 515, PG 534

KNOWN AS 'WARRENTON FARM'  
N/F  
CAROLINE W. DOZIER  
TMAP (20-2X1-5)  
WB 9, PG 437  
DB 9, PG 183  
DB 30, PG 20  
PB 7, PG 22

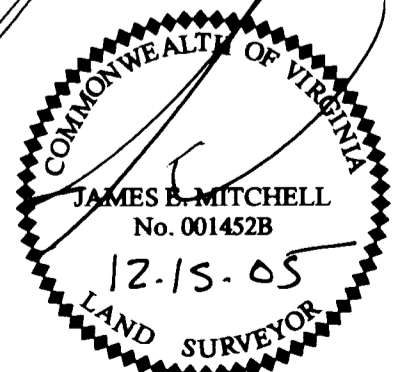
N/F  
WRIGHTS ISLAND GAME ASSOCIATION, INC.  
TMAP (20-3X1-1)  
DB 23, PG 179  
PB 4, PG 6

N/F  
COWLES FAMILY LIMITED PARTNERSHIP  
TMAP (20-2X1-1)  
INSTR. # 990019566  
DB 17, PG 101  
DB 25, PG 443

KNOWN AS 'UNCLES NECK'  
BEING PART OF WARRENTON  
TOTAL AREA = 348.93 ACRES

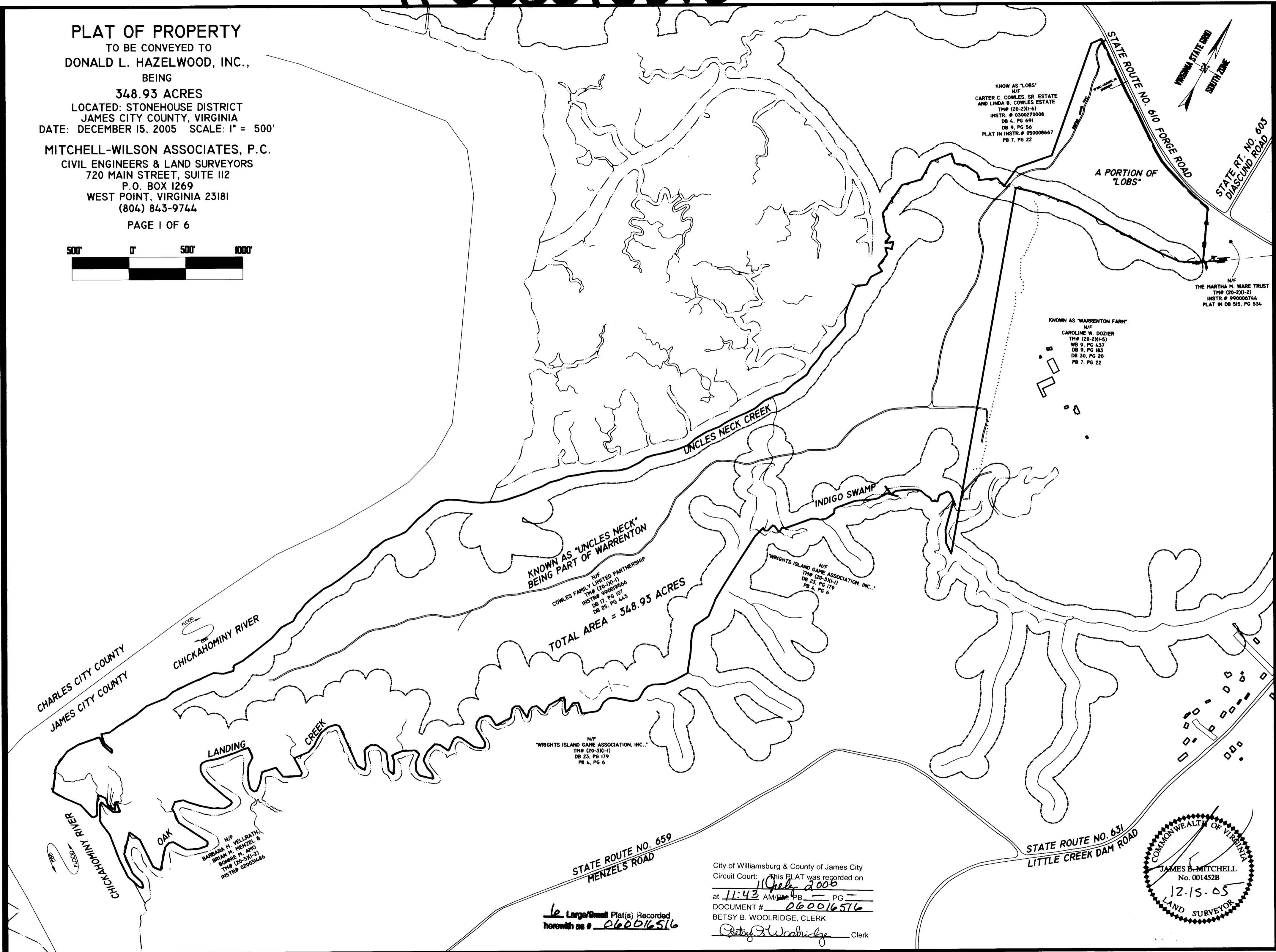
N/F  
WRIGHTS ISLAND GAME ASSOCIATION, INC.  
TMAP (20-3X1-1)  
DB 23, PG 179  
PB 4, PG 6

N/F  
BARBARA M. VELLRATH,  
BRIAN H. HENZEL &  
BONNIE M. AND  
TMAP (20-3X1-2)  
INSTR. # 020031486



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
11/15/05  
at 11:43 AM, PG 1, PB 1  
DOCUMENT # 060016516  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

16 Large/Small Plat(s) Recorded  
herewith as # 060016516



# #060016516

## PLAT OF PROPERTY

TO BE CONVEYED TO  
DONALD L. HAZELWOOD, INC.,  
BEING

348.93 ACRES

LOCATED: STONEHOUSE DISTRICT  
JAMES CITY COUNTY, VIRGINIA

DATE: DECEMBER 15, 2005 SCALE: 1" = 200'

MITCHELL-WILSON ASSOCIATES, P.C.

CIVIL ENGINEERS & LAND SURVEYORS

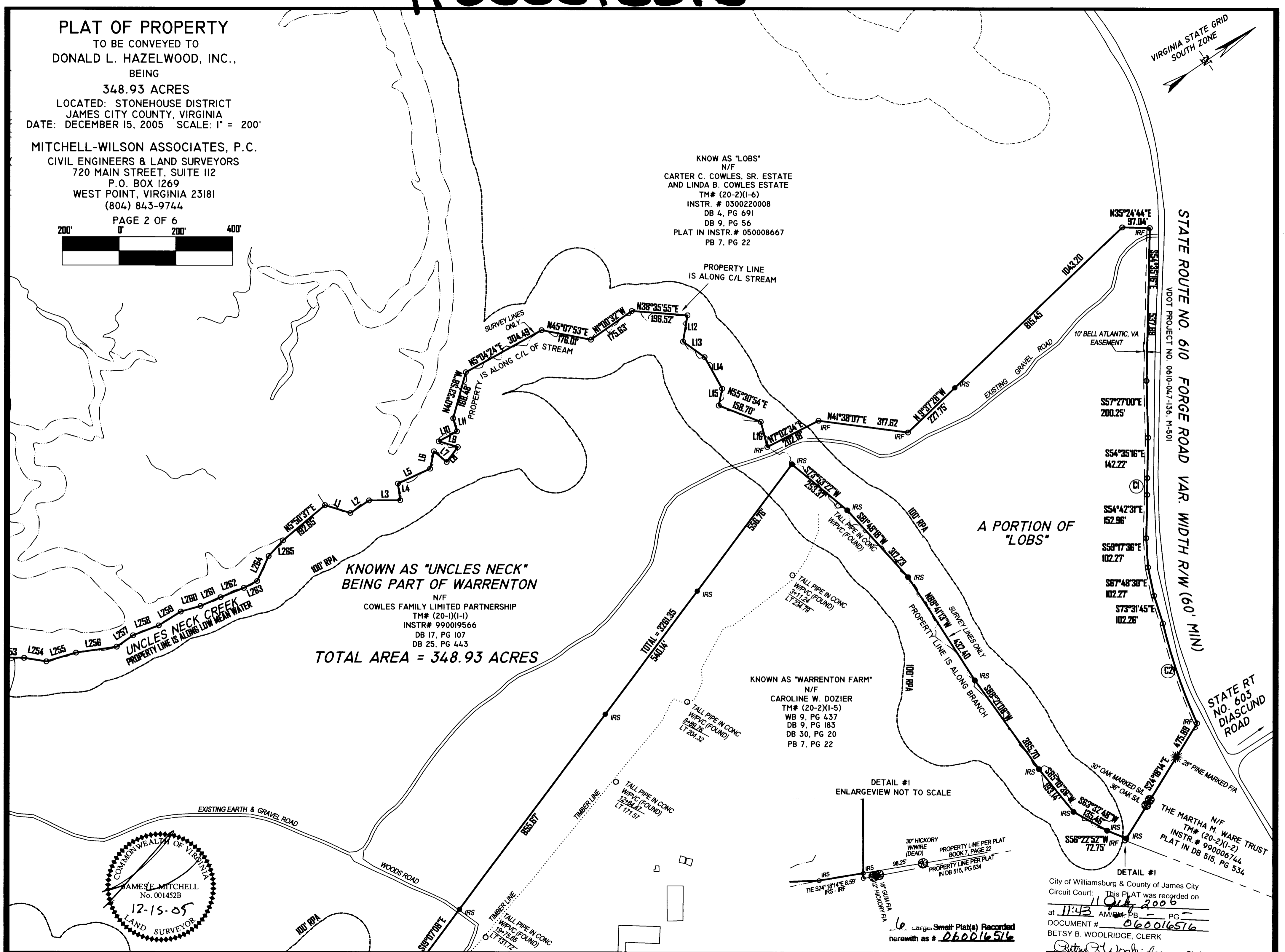
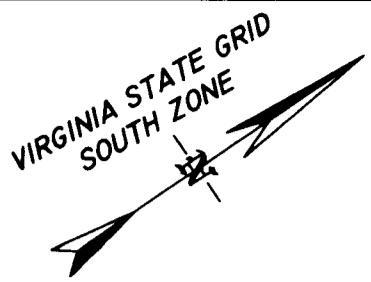
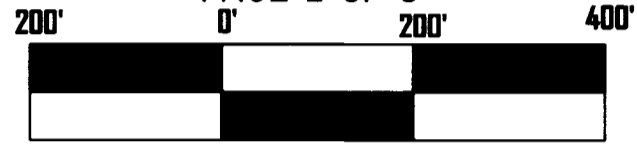
720 MAIN STREET, SUITE 112

P.O. BOX 1269

WEST POINT, VIRGINIA 23181

(804) 843-9744

PAGE 2 OF 6



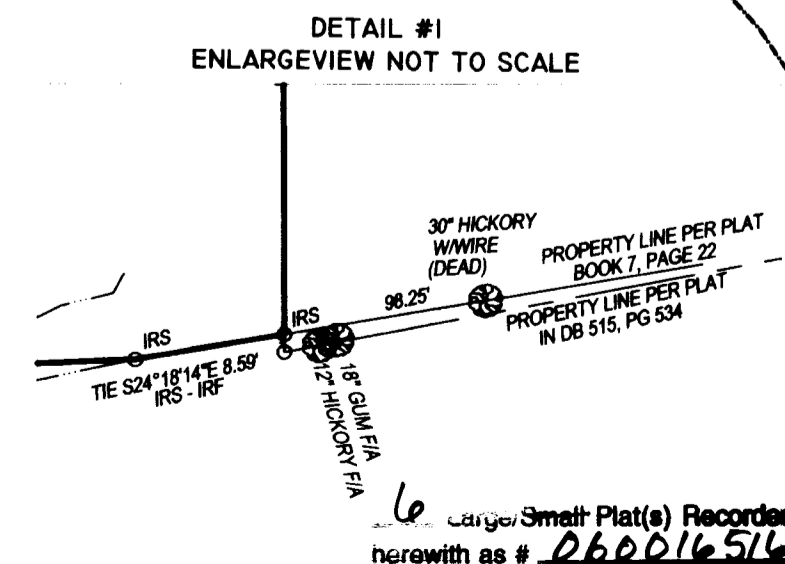
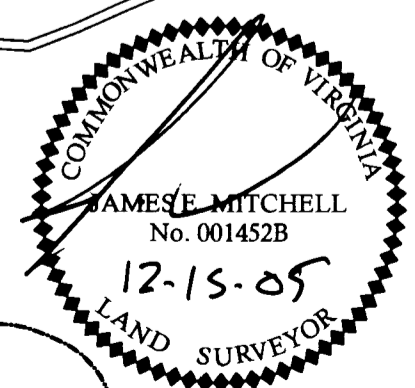
KNOW AS "LOBS"  
N/F  
CARTER C. COWLES, SR. ESTATE  
AND LINDA B. COWLES ESTATE  
TM# (20-2)(1-6)  
INSTR. # 0300220008  
DB 4, PG 691  
DB 9, PG 56  
PLAT IN INSTR. # 050008667  
PB 7, PG 22

KNOWN AS "UNCLES NECK"  
BEING PART OF WARRENTON  
N/F  
COWLES FAMILY LIMITED PARTNERSHIP  
TM# (20-1)(1-1)  
INSTR# 990019566  
DB 17, PG 107  
DB 25, PG 443  
**TOTAL AREA = 348.93 ACRES**

KNOWN AS "WARRENTON FARM"  
N/F  
CAROLINE W. DOZIER  
TM# (20-2)(1-5)  
WB 9, PG 437  
DB 9, PG 183  
DB 30, PG 20  
PB 7, PG 22

STATE ROUTE NO. 610 FORGE ROAD VAR. WIDTH R/W (60' MIN)  
VDOT PROJECT NO. 0610-047-136, M-501

STATE RT  
NO. 603  
DIASCUND  
ROAD



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
11 July 2006  
at 11:43 AM/PM - PG -  
DOCUMENT # 060016516  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

Large/Small Plat(s) Recorded  
herewith as # 060016516

# #060016516

## PLAT OF PROPERTY

TO BE CONVEYED TO  
DONALD L. HAZELWOOD, INC.,  
BEING

348.93 ACRES

LOCATED: STONEHOUSE DISTRICT,  
JAMES CITY COUNTY, VIRGINIA

DATE: DECEMBER 15, 2005 SCALE: 1" = 200'

MITCHELL-WILSON ASSOCIATES, P.C.

CIVIL ENGINEERS & LAND SURVEYORS

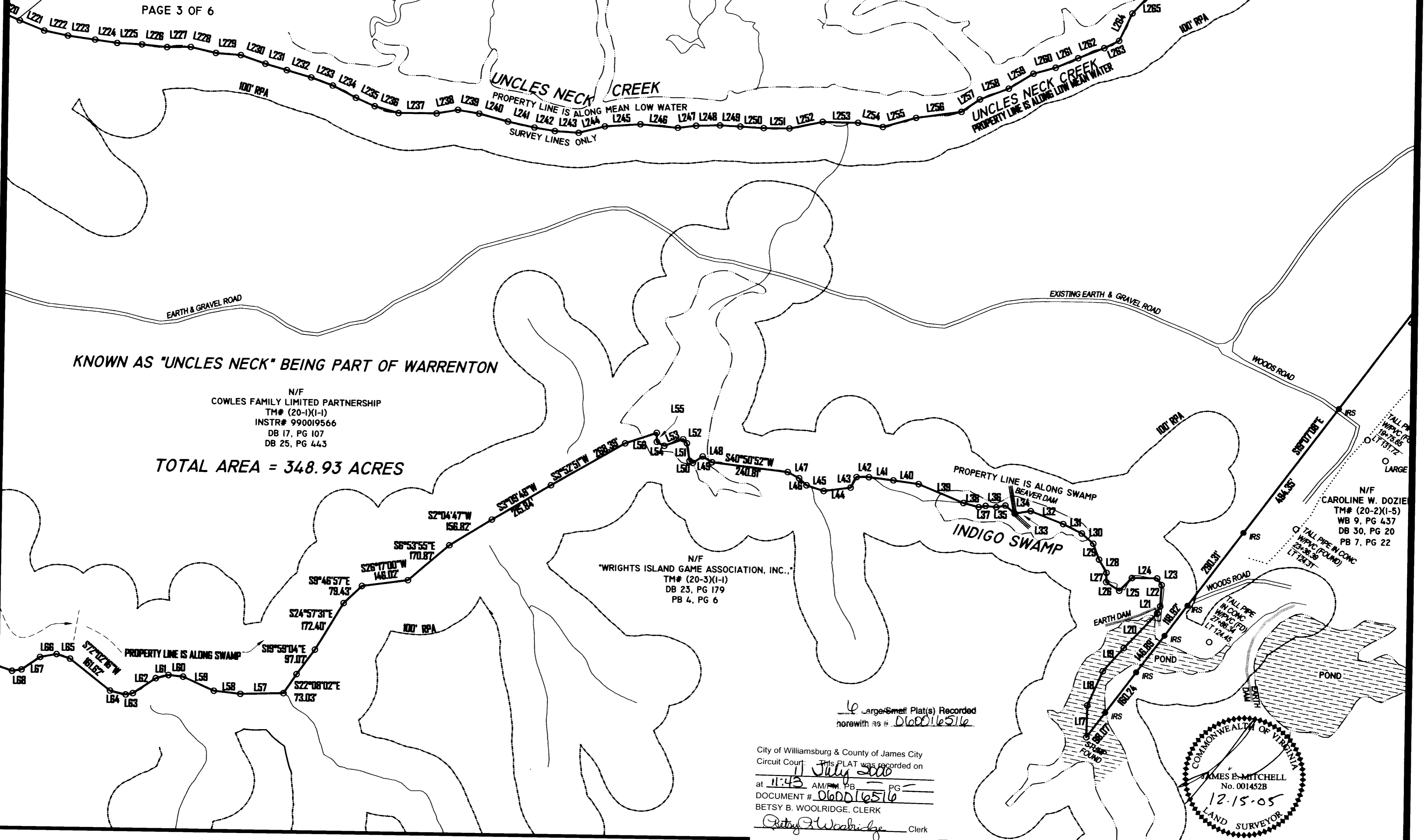
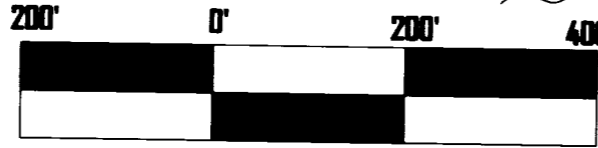
720 MAIN STREET, SUITE 112

P.O. BOX 1269

WEST POINT, VIRGINIA 23181

(804) 843-9744

PAGE 3 OF 6



KNOWN AS "UNCLES NECK" BEING PART OF WARRENTON

N/F  
COWLES FAMILY LIMITED PARTNERSHIP  
TM# (20-1)(1-1)  
INSTR# 990019566  
DB 17, PG 107  
DB 25, PG 443

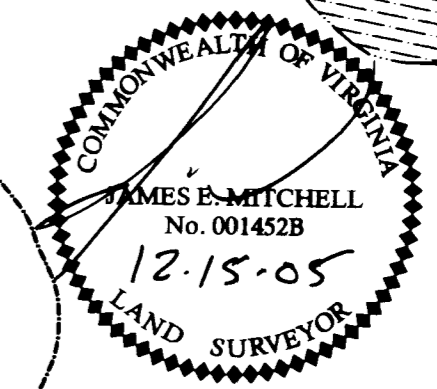
TOTAL AREA = 348.93 ACRES

N/F  
"WRIGHTS ISLAND GAME ASSOCIATION, INC."  
TM# (20-3)(1-1)  
DB 23, PG 179  
PB 4, PG 6

N/F  
CAROLINE W. DOZIE  
TM# (20-2)(1-5)  
WB 9, PG 437  
DB 30, PG 20  
PB 7, PG 22

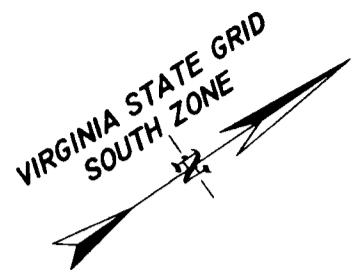
Large/Small Plat(s) Recorded  
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City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
11 July 2006  
at 11:43 AM/PM PB PG  
DOCUMENT # 060016516  
BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk



5148

# #060016516



## PLAT OF PROPERTY

TO BE CONVEYED TO  
DONALD L. HAZELWOOD, INC.,  
BEING  
348.93 ACRES

LOCATED: STONEHOUSE DISTRICT,  
JAMES CITY COUNTY, VIRGINIA  
DATE: DECEMBER 15, 2005 SCALE: 1" = 200'

MITCHELL-WILSON ASSOCIATES, P.C.  
CIVIL ENGINEERS & LAND SURVEYORS  
720 MAIN STREET, SUITE 112  
P.O. BOX 1269  
WEST POINT, VIRGINIA 23181  
(804) 843-9744

PAGE 4 OF 6

CHARLES CITY COUNTY  
JAMES CITY COUNTY

CHICKAHOMINY RIVER

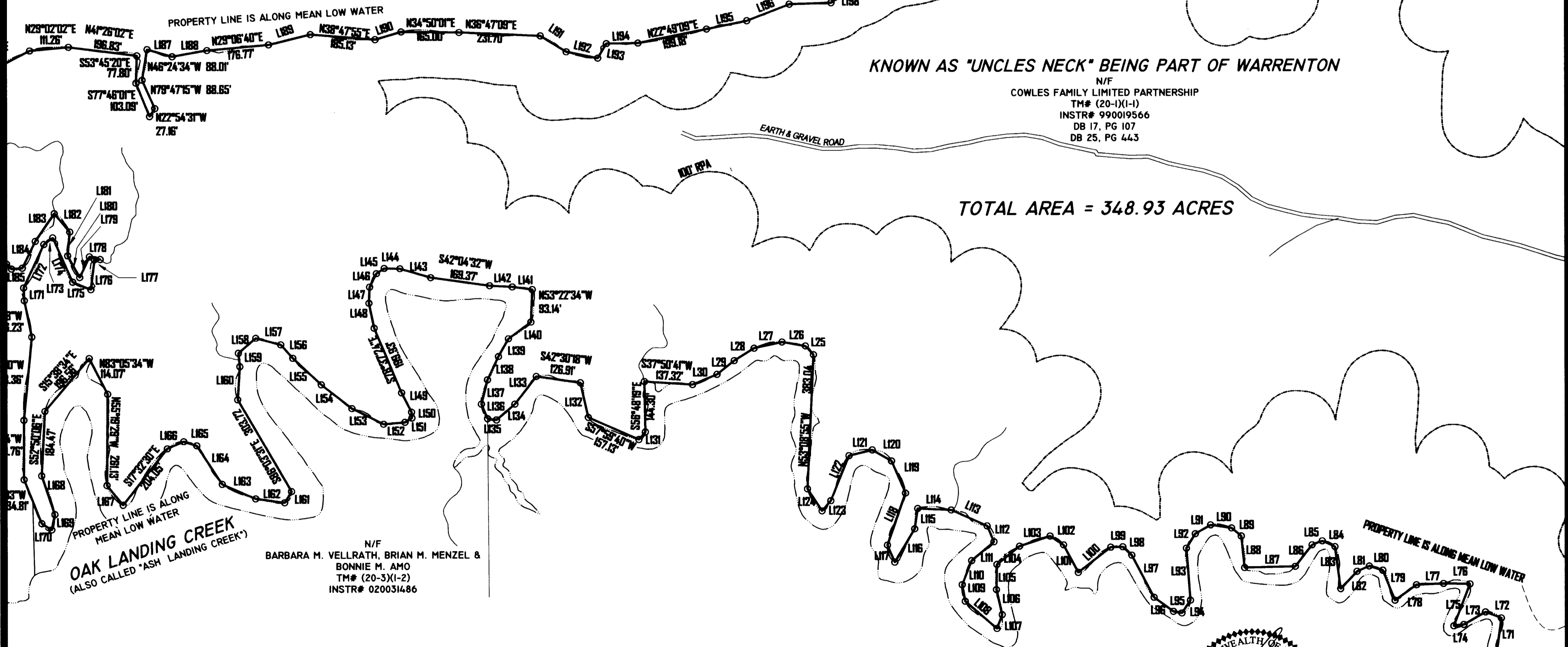
PROPERTY LINE IS ALONG MEAN LOW WATER

KNOWN AS "UNCLES NECK" BEING PART OF WARRENTON

N/F  
COWLES FAMILY LIMITED PARTNERSHIP  
TM# (20-1)(1-1)  
INSTR# 990019566  
DB 17, PG 107  
DB 25, PG 443

EARTH & GRAVEL ROAD

TOTAL AREA = 348.93 ACRES

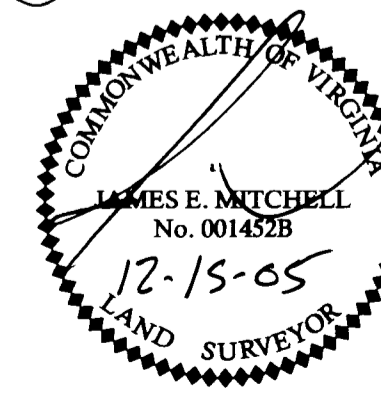


OAK LANDING CREEK  
(ALSO CALLED "ASH LANDING CREEK")

N/F  
BARBARA M. VELLRATH, BRIAN M. MENZEL &  
BONNIE M. AMO  
TM# (20-3)(1-2)  
INSTR# 020031486

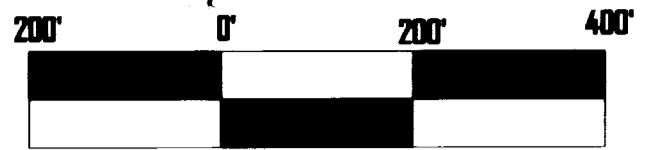
Large/Small Plat(s) Recorded  
herewith as # 060016516

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 11:43 AM/PM, PG 12 July 2006  
DOCUMENT # 060016516  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk





# #060016516



**PLAT OF PROPERTY**  
 TO BE CONVEYED TO  
**DONALD L. HAZELWOOD, INC.,**  
 BEING  
**348.93 ACRES**  
 LOCATED: STONEHOUSE DISTRICT,  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: DECEMBER 15, 2005 SCALE: 1" = 200'  
**MITCHELL-WILSON ASSOCIATES, P.C.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 720 MAIN STREET, SUITE 112  
 P.O. BOX 1269  
 WEST POINT, VIRGINIA 23181  
 (804) 843-9744  
 PAGE 5 OF 6

CHARLES CITY COUNTY  
 JAMES CITY COUNTY

FLOOD  
 EBB  
**CHICKAHOMINY RIVER**

PROPERTY LINE IS ALONG MEAN LOW WATER

KNOWN AS "UNCLES NECK" BEING PART OF WARRENTON

N/F  
 COWLES FAMILY LIMITED PARTNERSHIP  
 TM# (20-1)(1-1)  
 INSTR# 990019566  
 DB 17, PG 107  
 DB 25, PG 443

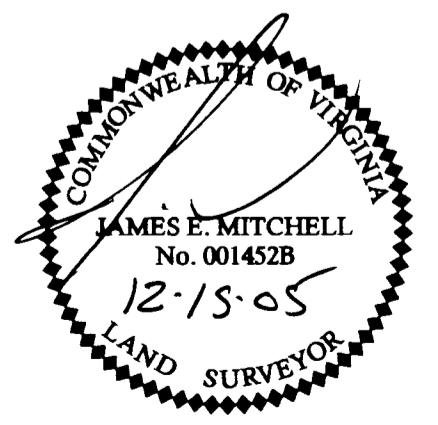
**TOTAL AREA = 348.93 ACRES**

CHICKAHOMINY RIVER

PROPERTY LINE IS ALONG MEAN LOW WATER  
**OAK LANDING CREEK**  
 (ALSO CALLED "ASH LANDING CREEK")

N/F  
 BARBARA M. VELLRATH, BRIAN M. MENZEL &  
 BONNIE M. AMO  
 TM# (20-3)(1-2)  
 INSTR# 020031486

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at 11:43 AM on 12-15-05  
 DOCUMENT # 060016516  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk



6 Large/Small Plat(s) Recorded  
 herewith as # 060016516

# #060016516

**GENERAL NOTES:**

1. PLANIMETRICS PROVIDED BY AIR SURVEY CORPORATION
2. RESOURCE PROTECTION AREA TAKEN FROM JAMES CITY COUNTY GIS MAPPING
3. HORIZONTAL DATUM IS BASED ON NAD 83 (93) VERTICAL DATUM IS BASED ON NGVD 1929.
4. NO WETLAND DELINEATION OR WETLAND LOCATION WAS PERFORMED WITH THIS SURVEY.
5. PROPERTY IS ZONED AI, AGRICULTURAL
6. TAX MAP NUMBER: (20-1)(I-1)
7. ADDRESS: # FORGE ROAD
8. A PORTION OF THE PROPERTY IS IN FLOOD ZONE "AE"; SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. BASE FLOOD ELEVATION = 8.5'. THE REMAINING PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0015 B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE FEBRUARY 6, 1991.

NOTE: PER DEED BOOK 17, PAGE 107 THE PROPERTY IS SUBJECT TO: "TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE OTHER PART OF WARRENTON TO THE PUBLIC ROAD AND SUBJECT OT THE RIGHT OF WAY FROM THE OTHER PART OF WARRENTON TRACT TO THE PUBLIC LANDING ON OAK LANDING CREEK."

**PLAT OF PROPERTY**

TO BE CONVEYED TO  
**DONALD L. HAZELWOOD, INC.,**  
 BEING  
**348.93 ACRES**  
 LOCATED: STONEHOUSE DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 DATE: DECEMBER 15, 2005

**MITCHELL-WILSON ASSOCIATES, P.C.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 720 MAIN STREET, SUITE 112  
 P.O. BOX 1269  
 WEST POINT, VIRGINIA 23181  
 (804) 843-9744

#	BEARING	DIST.	#	BEARING	DIST.	#	BEARING	DIST.	#	BEARING	DIST.
L1	N51°17'15"E	93.16	L67	S0°36'29"E	70.72	L133	S88°06'01"E	98.78	L200	N67°28'07"E	71.01
L2	N0°11'11"E	79.05	L68	S24°49'28"W	30.36	L134	S5°36'51"E	69.46	L201	N18°41'55"E	68.62
L3	N33°54'22"E	109.58	L69	S52°39'27"W	103.14	L135	S42°25'26"W	25.57	L202	N22°25'30"E	68.15
L4	N63°56'10"W	58.28	L70	S50°02'05"W	28.70	L136	N78°33'58"W	45.40	L203	N32°47'11"E	73.58
L5	N9°27'35"E	124.41	L71	N48°03'27"W	101.50	L137	N44°38'02"W	71.49	L204	N34°23'18"E	66.83
L6	N43°30'58"W	63.36	L72	S55°15'44"W	48.37	L138	N30°21'48"W	73.89	L205	N28°52'42"E	88.81
L7	N74°28'23"E	58.88	L73	S4°00'44"W	71.45	L139	N26°30'37"W	58.25	L206	N23°35'12"E	73.72
L8	N18°18'12"W	65.80	L74	S28°48'53"W	28.81	L140	N2°20'05"W	78.78	L207	N27°33'37"E	85.71
L9	S50°47'17"W	68.87	L75	N34°47'19"W	128.38	L141	S45°50'26"W	57.34	L208	N23°33'30"E	88.81
L10	N5°47'08"E	72.81	L76	S35°17'58"W	75.27	L142	S37°25'48"W	64.57	L209	N18°28'18"E	74.24
L11	N77°51'08"W	47.56	L77	S3°26'13"W	71.17	L143	S50°43'52"W	91.38	L210	N5°00'38"E	71.55
L12	S46°08'16"E	93.97	L78	S1°30'58"E	75.62	L144	S35°25'00"W	44.86	L211	N33°54'02"E	58.47
L13	N68°51'45"E	93.04	L79	N77°52'41"W	92.65	L145	S0°00'02"E	26.87	L212	N22°24'30"E	112.80
L14	S84°48'24"E	127.37	L80	S51°20'24"W	40.02	L146	S28°55'02"E	42.91	L213	N15°53'04"E	73.07
L15	S44°21'37"E	80.55	L81	S0°57'34"W	38.13	L147	S53°28'27"E	46.06	L214	N28°08'28"E	68.87
L16	S70°23'45"E	81.03	L82	S12°18'03"E	67.97	L148	S67°30'31"E	72.78	L215	N51°16'07"E	74.67
L17	N54°49'11"W	100.54	L83	N63°28'27"W	121.54	L149	S82°47'22"E	62.49	L216	N62°53'10"E	75.83
L18	N32°21'21"W	118.48	L84	S58°50'07"W	38.73	L150	S58°20'44"E	16.85	L217	N67°23'50"E	63.90
L19	N14°41'57"W	98.57	L85	S12°57'04"W	31.23	L151	S2°25'48"W	23.42	L218	N77°42'28"E	67.40
L20	N12°32'20"W	152.35	L86	S17°56'03"E	77.94	L152	S28°22'52"W	61.14	L219	N63°43'10"E	84.20
L21	N33°48'46"W	24.26	L87	S32°58'05"W	144.71	L153	S80°44'35"W	100.58	L220	N57°30'14"E	77.36
L22	N52°47'31"W	67.80	L88	N61°44'30"W	90.82	L154	S72°25'50"W	111.81	L221	N58°16'28"E	83.86
L23	S88°00'28"W	25.25	L89	S74°22'27"W	36.08	L155	S77°08'34"W	110.52	L222	N45°18'48"E	76.63
L24	S34°12'04"W	79.81	L90	S42°41'45"W	60.46	L156	S82°31'46"W	51.43	L223	N41°44'34"E	88.73
L25	S11°41'38"E	58.74	L91	S4°16'32"W	50.28	L157	S49°00'53"W	73.85	L224	N42°02'16"E	70.58
L26	S87°00'04"W	48.42	L92	S24°14'48"E	48.70	L158	S6°34'00"E	65.98	L225	N38°43'25"E	78.60
L27	N55°08'58"W	28.54	L93	S80°08'41"E	149.28	L159	S62°08'04"E	38.17	L226	N38°41'46"E	78.84
L28	N85°55'03"W	47.86	L94	S2°53'35"E	43.58	L160	S31°57'50"E	94.58	L227	N32°48'45"E	75.28
L29	N78°37'15"W	53.53	L95	S45°08'07"W	24.70	L161	S24°25'42"E	37.48	L228	N48°47'58"E	81.62
L30	S75°07'38"W	48.80	L96	S70°13'58"W	68.00	L162	S42°05'20"W	83.54	L229	N38°11'37"E	78.24
L31	S80°21'44"W	85.94	L97	N63°33'56"W	138.36	L163	S57°43'02"W	104.08	L230	N52°47'56"E	82.23
L32	S55°14'38"W	110.30	L98	S77°32'58"W	35.07	L164	N88°18'20"W	131.91	L231	N50°01'07"E	70.47
L33	S24°35'20"W	51.14	L99	S32°32'58"W	34.40	L165	S52°15'12"W	38.20	L232	N50°08'13"E	80.44
L34	S74°12'35"W	38.84	L100	S2°40'05"E	117.24	L166	S10°40'00"W	51.32	L233	N54°05'36"E	72.84
L35	S22°58'16"W	29.27	L101	N63°45'02"W	89.28	L167	S85°01'54"W	72.52	L234	N61°01'47"E	82.58
L36	S40°18'51"W	33.85	L102	S67°32'52"W	45.98	L168	S74°33'41"E	116.45	L235	N57°10'16"E	64.58
L37	S23°36'58"W	22.20	L103	S16°00'34"W	91.55	L169	S44°05'27"E	44.55	L236	N49°28'07"E	78.26
L38	S48°38'05"W	48.86	L104	S4°48'43"E	83.45	L170	S86°38'24"W	33.48	L237	N33°55'47"E	120.03
L39	S58°11'11"W	153.33	L105	S54°41'20"E	71.89	L171	N58°04'43"W	36.42	L238	N23°58'21"E	68.30
L40	S41°38'24"W	80.81	L106	S88°37'13"E	73.28	L172	N30°40'51"W	136.88	L239	N43°14'46"E	67.87
L41	S40°49'01"W	78.05	L107	S35°18'51"E	42.36	L173	N2°42'28"W	31.75	L240	N48°52'16"E	94.26
L42	S34°04'24"W	38.82	L108	S74°58'33"W	118.98	L174	S78°55'53"E	138.88	L241	N48°20'39"E	85.88
L43	S28°42'40"E	38.37	L109	N88°10'48"W	48.15	L175	N58°43'25"E	58.21	L242	N43°15'17"E	85.30
L44	S28°14'45"W	85.36	L110	N34°16'58"W	73.67	L176	N48°53'31"W	86.26	L243	N37°44'12"E	75.15
L45	S51°46'45"W	57.27	L111	N6°00'34"W	83.58	L177	N32°31'58"E	61.27	L244	N18°11'58"E	85.14
L46	S76°53'02"W	32.08	L112	N78°52'00"W	49.68	L178	S48°31'05"W	31.70	L245	N28°55'06"E	112.27
L47	S81°49'38"W	40.83	L113	S58°05'22"W	111.91	L179	S30°45'45"E	85.49	L246	N38°58'58"E	118.38
L48	S84°57'19"W	34.76	L114	S38°49'55"W	95.50	L180	N84°42'01"W	71.05	L247	N28°33'52"E	58.13
L49	S1°23'07"W	37.12	L115	S47°07'37"E	58.33	L181	N50°42'47"W	68.15	L248	N32°37'08"E	75.13
L50	S65°03'20"W	11.85	L116	S25°00'58"E	111.4	L182	S84°16'10"W	68.84	L249	N38°38'06"E	64.07
L51	N85°19'06"W	58.12	L117	N78°44'11"W	53.27	L183	S22°22'21"E	98.04	L250	N37°19'58"E	74.20
L52	S81°10'10"W	17.71	L118	N38°37'02"W	157.17	L184	S28°52'14"E	84.83	L251	N34°15'50"E	81.25
L53	S13°48'53"W	62.81	L119	N79°09'33"W	98.52	L185	S28°42'54"W	30.76	L252	N22°00'01"E	106.77
L54	S81°02'55"W	26.85	L120	S84°04'00"W	63.38	L186	S78°58'11"W	20.12	L253	N34°54'23"E	111.84
L55	N57°02'20"W	28.80	L121	S20°38'20"W	68.08	L187	N50°11'16"E	74.53	L254	N43°01'29"E	79.50
L56	S4°53'24"W	104.77	L122	S33°43'08"E	138.26	L188	N24°08'48"E	100.96	L255	N17°47'40"E	108.80
L57	S32°30'17"W	138.04	L123	S4°45'48"E	38.25	L189	N20°40'55"E	122.45	L256	N28°50'01"E	144.57
L58	S40°02'20"W	84.32	L124	N88°07'10"W	75.25	L190	N17°53'33"E	77.30	L257	N0°38'47"W	70.16
L59	S57°52'01"W	107.16	L125	S81°43'12"W	33.85	L191	N85°44'45"E	86.84	L258	N13°06'48"E	98.86
L60	S38°47'28"W	46.48	L126	S44°03'46"W	67.58	L192	N45°44'01"E	91.46	L259	N2°02'16"E	91.34
L61	S81°17'28"W	41.81	L127	S21°51'01"W	81.27	L193	N25°12'05"W	48.14	L260	N18°17'10"E	72.50
L62	S0°19'52"W	86.44	L128	S2°21'20"W	66.90	L194	N33°25'28"E	89.86	L261	N10°28'30"E	77.00
L63	S23°02'41"W	22.99	L129	S47°07'23"E	62.80	L195	N22°38'57"E	116.85	L262	N12°16'38"E	88.17
L64	S47°20'02"W	50.98	L130	S11°53'53"W	75.17	L196	N13°01'31"E	129.77	L263	N6°50'12"E	52.50
L65	S52°01'01"W	45.04	L131	S15°22'20"E	28.28	L197	N32°24'44"E	118.93	L264	N31°01'28"W	98.52
L66	S23°41'14"W	52.88	L132	N68°30'28"W	102.10	L198	N11°14'18"W	71.89	L265	N13°11'08"W	74.52
L199	N17°54'56"E	41.44									

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 at 11:43 AM/PM, PB 11 PG 11  
 DOCUMENT # 060016516  
 BETSY B. WOOLRIDGE, CLERK  
*Betsy B. Woolridge* Clerk

CURVE TABLE

#	DELTA	R=	LEN =	TAN =	CH =	CB
C1	P40°58'	1997.43'	58.66'	29.33'	58.66'	S55°25'44"E
C2	10°38'58"	1997.43'	371.85'	186.46'	371.31'	S74°42'31"E

THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED OCTOBER THRU DECEMBER 2005. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARD TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAMES E. MITCHELL, LAND SURVEYOR  
 VIRGINIA LICENSE #14528.

