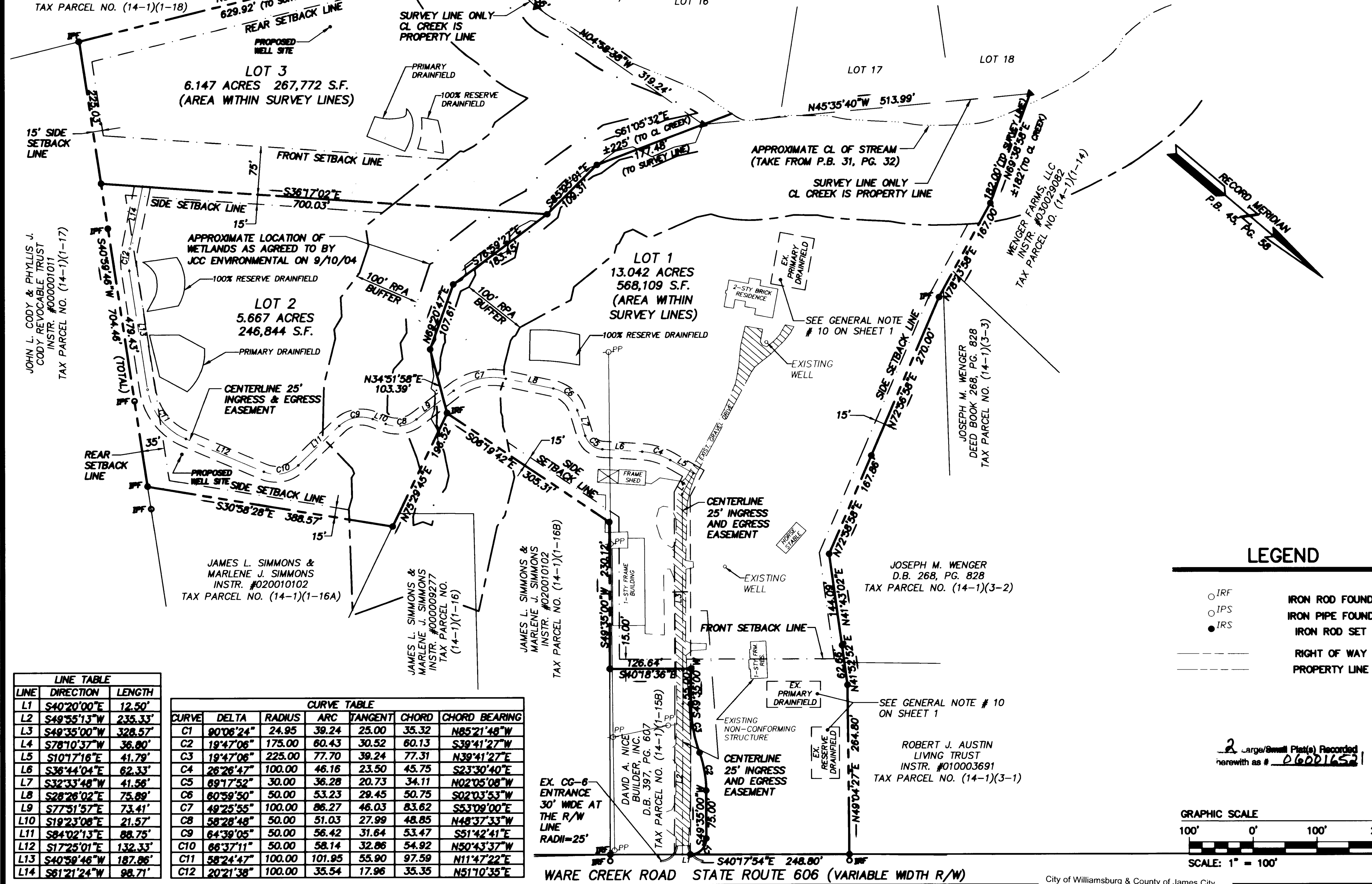


#060016521

GLENWOOD ACRES SUBDIVISION  
P.B. 44, PG. 53  
LOT 15  
THELMA INEZ MIHALCOE  
D.B. 494, PG. 423  
TAX PARCEL NO. (14-1)(1-18)

ELMWOOD SUBDIVISION  
SECTION ONE  
P.B. 31, PG. 32  
LOT 15  
LOT 16



JOHN L. CODY & PHYLLIS J. CODY REVOCABLE TRUST  
INSTR. #00001011  
TAX PARCEL NO. (14-1)(1-17)

APPROXIMATE LOCATION OF WETLANDS AS AGREED TO BY JCC ENVIRONMENTAL ON 9/10/04

LOT 2  
5.667 ACRES  
246,844 S.F.  
(AREA WITHIN SURVEY LINES)

LOT 1  
13.042 ACRES  
568,109 S.F.  
(AREA WITHIN SURVEY LINES)

JAMES L. SIMMONS & MARLENE J. SIMMONS  
INSTR. #02001012  
TAX PARCEL NO. (14-1)(1-16A)

JAMES L. SIMMONS & MARLENE J. SIMMONS  
INSTR. #00009277  
TAX PARCEL NO. (14-1)(1-16)

JAMES L. SIMMONS & MARLENE J. SIMMONS  
INSTR. #02001012  
TAX PARCEL NO. (14-1)(1-16B)

JOSEPH M. WENGER  
DEED BOOK 268, PG. 828  
TAX PARCEL NO. (14-1)(3-3)

JOSEPH M. WENGER  
D.B. 268, PG. 828  
TAX PARCEL NO. (14-1)(3-2)

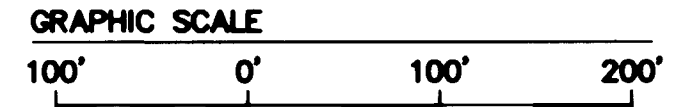
ROBERT J. AUSTIN LIVING TRUST  
INSTR. #010003691  
TAX PARCEL NO. (14-1)(3-1)

DAVID A. NICE  
BUILDER, INC.  
D.B. 397, PG. 607  
TAX PARCEL NO. (14-1)(1-15B)

RECORD MERIDIAN  
P.B. 45, PG. 58

LEGEND

- IRF IRON ROD FOUND
- IPS IRON PIPE FOUND
- IRS IRON ROD SET
- RIGHT OF WAY
- PROPERTY LINE



SCALE: 1" = 100'

2 Large/Small Plat(s) Recorded herewith as # 060016521

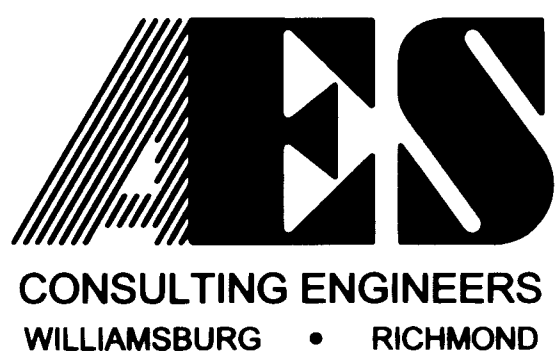
LINE TABLE

| LINE | DIRECTION   | LENGTH  |
|------|-------------|---------|
| L1   | S40°20'00"E | 12.50'  |
| L2   | S49°55'13"W | 235.33' |
| L3   | S49°35'00"W | 328.57' |
| L4   | S78°10'37"W | 36.80'  |
| L5   | S10°17'16"E | 41.79'  |
| L6   | S36°44'04"E | 62.33'  |
| L7   | S32°33'48"W | 41.56'  |
| L8   | S28°26'02"E | 75.89'  |
| L9   | S77°51'57"E | 73.41'  |
| L10  | S19°23'08"E | 21.57'  |
| L11  | S84°02'13"E | 88.75'  |
| L12  | S17°25'01"E | 132.33' |
| L13  | S40°59'46"W | 187.86' |
| L14  | S81°21'24"W | 98.71'  |

CURVE TABLE

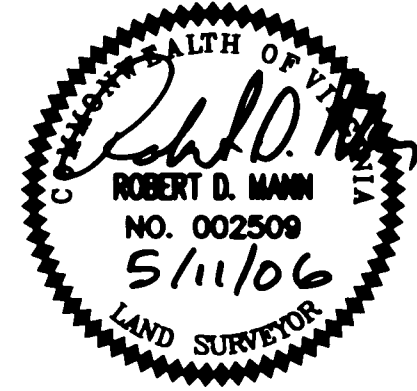
| CURVE | DELTA     | RADIUS | ARC    | TANGENT | CHORD | CHORD BEARING |
|-------|-----------|--------|--------|---------|-------|---------------|
| C1    | 90°06'24" | 24.95  | 39.24  | 25.00   | 35.32 | N85°21'48"W   |
| C2    | 19°47'06" | 175.00 | 60.43  | 30.52   | 60.13 | S39°41'27"W   |
| C3    | 19°47'06" | 225.00 | 77.70  | 39.24   | 77.31 | N39°41'27"E   |
| C4    | 26°26'47" | 100.00 | 46.16  | 23.50   | 45.75 | S23°30'40"E   |
| C5    | 89°17'52" | 30.00  | 36.28  | 20.73   | 34.11 | N02°05'08"W   |
| C6    | 60°59'50" | 50.00  | 53.23  | 29.45   | 50.75 | S02°03'53"W   |
| C7    | 49°25'55" | 100.00 | 86.27  | 46.03   | 83.62 | S53°09'00"E   |
| C8    | 58°28'48" | 50.00  | 51.03  | 27.99   | 48.85 | N48°37'33"W   |
| C9    | 64°39'05" | 50.00  | 56.42  | 31.64   | 53.47 | S51°42'41"E   |
| C10   | 66°37'11" | 50.00  | 58.14  | 32.86   | 54.92 | N50°43'37"W   |
| C11   | 58°24'47" | 100.00 | 101.95 | 55.90   | 97.59 | N11°47'22"E   |
| C12   | 20°21'38" | 100.00 | 35.54  | 17.96   | 35.35 | N51°10'35"E   |

WARE CREEK ROAD STATE ROUTE 606 (VARIABLE WIDTH R/W)



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

FAMILY SUBDIVISION  
OF THE PROPERTY OF  
**DAVID A. NICE & DEBORAH L. NICE**  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
at 12:21 AM/PM, PG. 1  
DOCUMENT # 060016521  
BETSY B. WOOLRIDGE, CLERK  
Betsy B. Woolridge Clerk

| No. | DATE     | REVISION / COMMENT / NOTE                  | BY  |
|-----|----------|--|-----|
| 2   | 5/11/06  | REVISED PER COUNTY COMMENTS DATED 12/21/04 | RDM |
| 1   | 10/13/04 | REVISED PER COUNTY COMMENTS DATED 9/9/04   | RDM |

| Designed RDM        | Drawn RDM    |
|---------------------|--------------|
| Scale 1"=100'       | Date 8/11/04 |
| Project No. 6978-01 |              |
| Drawing No. 2 OF 2  |              |

S:\\_0516978\01 - NCE\dwg\Plats\697801P01.dwg, 5/11/2006 2:47:10 PM