PROPERTY LINE 7372'± ALONG MEAN LOW WATER OF UNCLES NECK CREEK ALSO KNOWN AS OAK LANDING CREEK

UNCLES NECK CREEK ALSO KNOWN AS ASH LANDING CREEK OR OAK LANDING CREEK

APPROX. LOCATION OF CREEK TAKEN FROM COUNTY TOPOGRAPHIC MAP 20-3 (FIELD VERIFIED)

EDGE OF MARSH

SURVEY TIE-LINE

N72°21'23"E 1055.27'

N54°24'01"W 615.26'

N52°56'16"E 796.20'

N48°08'19"E 681.48'

N01°47'12"E 887.47'

ROD(S) N54°00'00" 2.58' FROM SURVEY TIE-LINE

S36°00'00"E 424.16' ROD TO SURVEY TIE-LINE

453.00'±

ROD(S) IN CENTER OF FLAGGED WHITE OAK STUMP(F)

452.66'

S66°39'05"W

ROD(S)

FLAGGED TREES

C/L OF DITCH

S41°45'00"E 980.00'

ROD(S)

S50°10'00"E 236.00'

12" RCP CULVERT

ROD(F)

MENZEL'S ROAD STATE ROUTE 659 (R/W UNKNOWN)

C & P EASEMENT ALONG WEST SIDE OR ROAD (DB. 152, PG. 460)

S25°30'00"W 512.00'

END OF STATE MAINTENANCE SIGN

ROD(F) N25°50'E 0.31' FROM CORN.

END OF PAVEMENT

PINCH-PIPE(F) IN GRAVEL ROAD S56°48'00"W 84.73' FROM ROD(F)

GRAVEL DRIVE

ROD(F) N09°10'34"E 0.34' FROM COR

S83°45'00"W 450.30'

359.00'

S64°25'00"W

202.50'

S73°25'00"W

ROD(S)

600.00'

S07°30'00"W

18" CMP CULVERT

8" RCP CULVERT

APPROX. LOCATION OF 15' VEPCO EASEMENT DOCUMENT NO. 040013651

15' UTILITY EASEMENT DOCUMENT NO. 040013650

12'± GRASS/DIRT DRIVE

ROD(S) ON LINE 110' TO CORNER

110'

749'±

S87°16'23"W 633.96' ROD TO ROD

494.74' N15°56'50"W (SURVEY LINE)

P/L ALONG CENTER OF TREE-LINE

ROD(S) ON LINE

N17°45'05"W 501.95'

863.90' TO ROD(S)

S37°15'00"W 870'± TO MEAN LOW WATER

F/CHISELED "X" ON CONC. DAM N20°47'03"W 41.17' FROM ROD(S)

ROD(S) ON EARTHEN DAM

CHICKAHOMINY RIVER

PROPERTY LINE ALONG MEAN LOW WATER 2050'±

ROD(S) ON LINE

N20°09'10"W 398.02'

ROD(S) ON LINE

S89°21'23"W 538'±

232.60' ROD TO ROD

ROD(S) ON LINE

300.00' ROD TO ROD

ROD(S)

ROD(S) ON LINE

228.98' ROD TO ROD

300.00' ROD TO ROD

ROD(S)

N68°03'23"E 471'±

S20°38'37"E 410.00'

APPROX. LOCATION OF 1 ACRE LANDING SITE

PARCEL "A"
HEATHER ALICIA AMOS, BARBARA M. VELLRATH, BRIAN M. MENZEL, & BONNIE M. AMO
INST. NO. 020031486, PG. 472
PARCEL ID. #20-3-01-0-0002
116.9± ACRES
(INCLUDES 1 ACRE LANDING SITE)

PARCEL "B"
HEATHER ALICIA AMOS
PARCEL ID. #20-3-01-0-0003
4.9± ACRES

PARCEL "C"
BARBARA M. VELLRATH, BRIAN M. MENZEL, & BONNIE M. AMO
PARCEL ID. #20-3-01-0-0004
4.6± ACRES±

WRIGHT'S ISLAND GAME ASSOCIATION INC.
D.B. 23, PG. 179
SEE P.B. 4, PG. 6
PARCEL ID. #20-3-01-0-001

PB. 4, PG. 6

PARCEL "B": UNABLE TO RECOVER ANY MONUMENTATION FROM SURVEY BY H.G. McARTNEY DATED MARCH 15, 1952 AND RECORDED IN PLAT BOOK 13, PAGE 17. THE LOCATION OF THIS PARCEL WAS ESTABLISHED USING THE LINES OF TREES ON NORTH AND SOUTH PROPERTY LINES AND RETAINING THE ORIGINAL ACREAGE OF 4.9± ACRES.

LEGEND

TREE LINE / EDGE OF WOODS OR

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4 October 2006 at 9:09 AM/PM. PB — PG —
DOCUMENT # 060024837
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

NOTES:

1) PURCHASER: OLD SHIPYARD LANDING LLC

2) PARCEL I.D. NO. 20-3-01-0-0002 95.7±AC. (PARCEL A)
20-3-01-0-0003 4.9± AC. (PARCEL B)
20-3-01-0-0004 4.6± AC. (PARCEL C)

3) THIS SURVEY MEETS OR EXCEEDS MINIMUM STATE STANDARDS FOR A BOUNDARY SURVEY LOCATED IN A RURAL AREA.

4) ORIGINAL FIELD WORK PERFORMED DURING THE MONTHS OF JUNE & AUGUST, 2001. FIELD WORK FOR UPDATED SURVEY WAS PERFORMED ON AUGUST 15, 2006.

5) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 05-093-4597, COMMITMENT DATE: DECEMBER 9, 2005.

6) THIS PROPERTY IS IN ZONE AE (AREA OF 100 YEAR FLOOD), ZONE X (AREA OF 500 YEAR FLOOD), AND ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510201 0015 B, EFFECTIVE DATE FEBRUARY 6, 1991.

7) ALL MONUMENTATION IS WITHIN 0.10' OF ACTUAL CORNER UNLESS OTHERWISE NOTED.

8) WETLANDS AND IMPROVEMENTS HAVE NOT BEEN SHOWN ON THIS PLAT AT CLIENT'S REQUEST.

EASEMENT NOTES:

1) EXCEPTION NO. 3, VEPCO EASEMENT, DB. 37, PG. 112 & 113 IS GENERAL IN NATURE AND NOT CAPABLE OF BEING PLOTTED.

2) EXCEPTION NO. 4, VEPCO EASEMENT, DB. 43, PG. 13 & 14 IS GENERAL IN NATURE AND NOT CAPABLE OF BEING PLOTTED.

3) EXCEPTION NO. 8: DEEDS 168, DB. PG. 409 & DB. 198, PG. 690 NOT SUPPLIED.

4) EXCEPTION NO. 12: ALL RIGHTS AND INTERESTS IN 1 ACRE WHARF PARCEL WERE GRANTED BY THE WRIGHT'S ISLAND GAME ASSOCIATION, INC. TO BARBARA M. VELLRATH, BRIAN M. MENZEL, BONNIE M. AMO, AND HEATHER A. AMOS BY INST. NO. 060019416; AND GRANTED BY SUSAN K. YOCIUS, AURLIEA YOCIUS INGRAM, AND JAMES KIRK YOCIUS TO BARBARA M. VELLRATH, BRIAN M. MENZEL, BONNIE M. AMO, & HEATHER A. AMOS BY INST. NO. 06019415.

PROPERTY LINE AS SHOWN ON SURVEY BY H. G. McARTNEY, C.E. DATED MARCH 15, 1952 AND RECORDED IN PLAT BOOK 13, PAGE 17. ACCORDING TO THAT SURVEY, THE PROPERTY LINE IS ALONG THE CENTER OF PLUMB MARSH, HOWEVER THE ADJOINING SURVEY BY A.E. NILLSON DATED SEPTEMBER, 1926 AND RECORDED IN PLAT BOOK 4, PAGE 6, GIVES SPECIFIC CALLS WHICH HAVE BEEN HONORED BY THIS SURVEY.

1 Large/Small Plat(s) Recorded herewith as # 060024837

#060024837

DATE	CHECK BY

DATE: 08-16-06
SCALE: 1"= 200'
DRAWN BY: JSL
COMP. BY: JSL
FORT 51825
SHEET 1 OF 1

PLAT OF 3 PARCELS ALONG THE CHICKAHOMINY RIVER, BETWEEN PLUM MARSH AND UNCLES NECK CREEK, JAMES CITY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
JAMES M. KIDD
No. 2497
08-24-06
LAND SURVEYOR

FOSTER & MILLER, P.C.
ENGINEERS • SURVEYORS • PLANNERS
1670 MOUNTAIN ROAD
GLEN ALLEN, VIRGINIA 23060
(804) 261-6764 • FAX (804) 261-6765