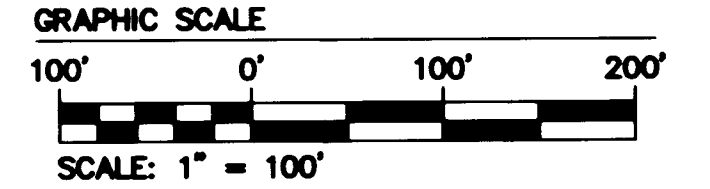
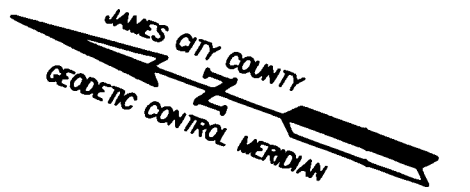
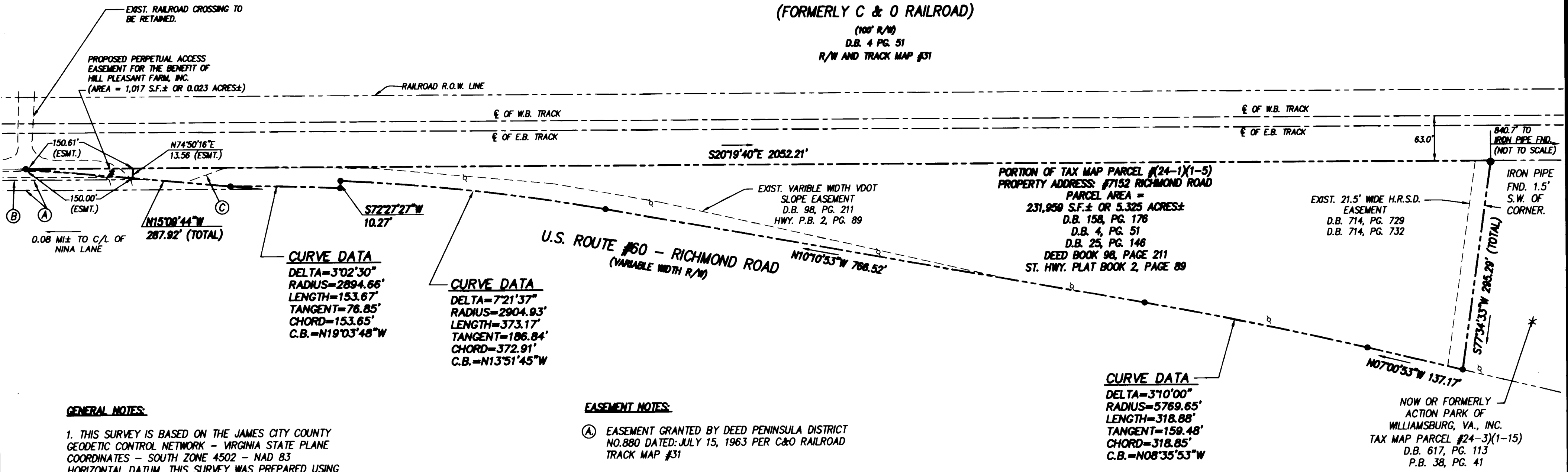


#060026096



HILL PLEASANT FARM, INC.
 TAX MAP PARCEL #24-1(1-5)
 PROPERTY ADDRESS: #7152 RICHMOND ROAD
 PARCEL AREA = 420.0 ACRES± TO REMAIN
 D.B. 158, PG. 176
 D.B. 4, PG. 51
 D.B. 25, PG. 146
 DEED BOOK 98, PAGE 211
 ST. HWY. PLAT BOOK 2, PAGE 89

CSX TRANSPORTATION
 (FORMERLY C & O RAILROAD)
 (100' R/W)
 D.B. 4 PG. 51
 R/W AND TRACK MAP #31



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 CONVENTIONAL METHODS.
2. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCELS #24-1(1-5).
3. PROPERTY AS SHOWN IS CURRENTLY ZONED "B-1 WITH PROFFERS", GENERAL BUSINESS DISTRICT.
4. PROPERTY AS SHOWN LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.R.M. #510201-0020-B, DATED FEBRUARY 6, 1991.
5. TOTAL AREA OF PARCEL = 5.325 ACRES±.

EASEMENT NOTES:

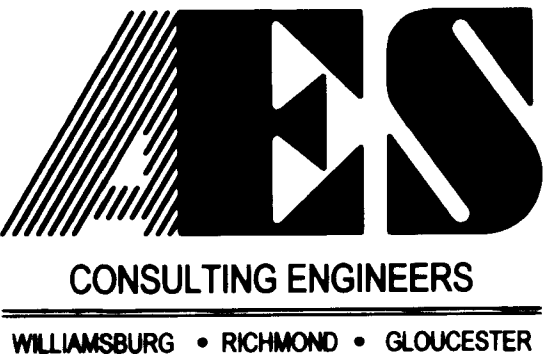
- A. EASEMENT GRANTED BY DEED PENINSULA DISTRICT NO.880 DATED: JULY 15, 1963 PER C&O RAILROAD TRACK MAP #31
- B. RIGHT OF WAY AS SHOWN ON SHEET #5 OF HIGHWAY PLAN FOR PROJECT 0060-047 101, R/W 203 DATED: 10-7-65.
- C. EXISTING VARIABLE WIDTH VDOT SLOPE EASEMENT. D.B. 98, PG. 211. HWY P.B. 2, PG.89

ADDITIONAL REFERENCES:

- DEED BOOK 36A, PAGE 513 (V.E.P.CO. ESMT.)
- DEED BOOK 27, PAGE 422 (V.E.P.CO. ESMT.)
- DEED BOOK 25, PAGE 210 (V.E.P.CO. ESMT.)
- V.E.P.CO. PLAT BOOK 4, PAGE 37
- DEED BOOK 96, PAGE 396 (V.E.P.CO. ESMT.)
- V.E.P.CO. PLAT BOOK 2, PAGE 303
- DEED BOOK 23, PAGE 114 (V.E.P.CO. ESMT.)
- V.E.P.CO. PLAT BOOK 3, PAGE 48

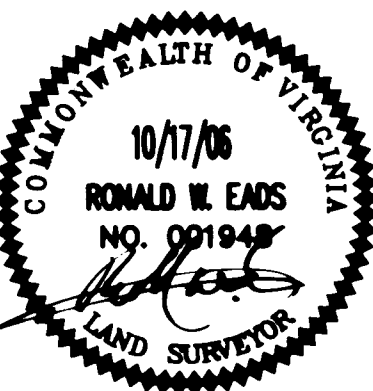
LEGEND
 D.B. = DEED BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 ⚡ = POWER POLE
 --- = EASEMENT LINES
 ○ = IRON PIPE FOUND
 ● = IRON ROD SET

Large/Small Plat(s) Recorded herewith as # 060026096



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

PLAT OF SURVEY
 A PARCEL OF LAND CONTAINING 5.325 ACRES±
 STANDING IN THE NAME OF
 HILL PLEASANT FARM, INC.
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



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

Designed AES	Drawn JDB
Scale 1"=100'	Date 10/17/06
Project No. 9688-01	
Drawing No. 1 OF 1	