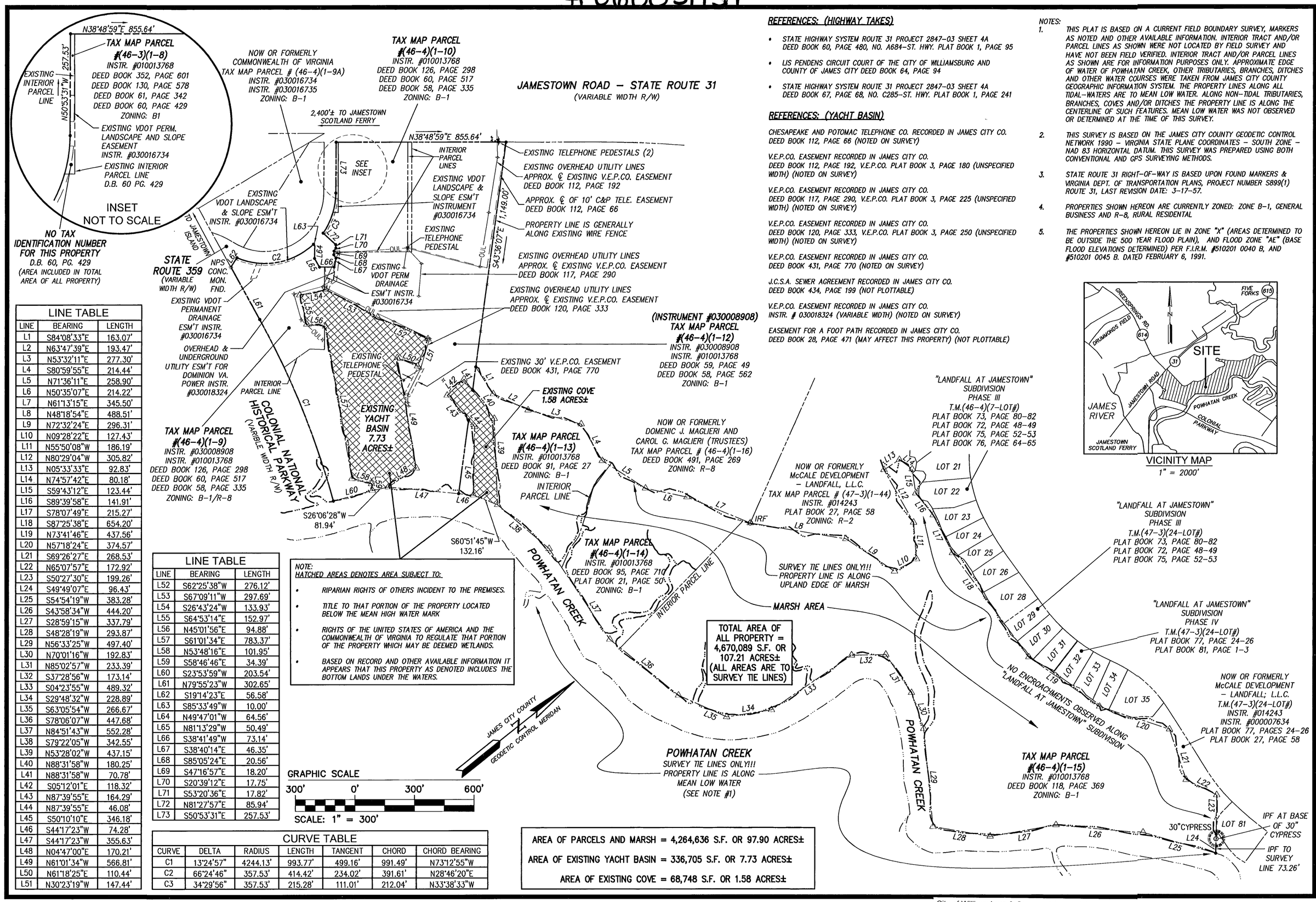
#060031151



REFERENCES: (HIGHWAY TAKES)

- STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A DEED BOOK 60, PAGE 480, NO. A684-ST. HWY. PLAT BOOK 1, PAGE 95
- LIS PENDENS CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY DEED BOOK 64, PAGE 94
- STATE HIGHWAY SYSTEM ROUTE 31 PROJECT 2847-03 SHEET 4A DEED BOOK 67, PAGE 68, NO. C285-ST. HWY. PLAT BOOK 1, PAGE 241

REFERENCES: (YACHT BASIN)

CHESAPEAKE AND POTOMAC TELEPHONE CO. RECORDED IN JAMES CITY CO. DEED BOOK 112, PAGE 66 (NOTED ON SURVEY)

V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 112, PAGE 192, V.E.P.CO. PLAT BOOK 3, PAGE 180 (UNSPECIFIED WIDTH) (NOTED ON SURVEY)

V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 117, PAGE 290, V.E.P.CO. PLAT BOOK 3, PAGE 225 (UNSPECIFIED WIDTH) (NOTED ON SURVEY)

V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 120, PAGE 333, V.E.P.CO. PLAT BOOK 3, PAGE 250 (UNSPECIFIED WIDTH) (NOTED ON SURVEY)

V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. DEED BOOK 431, PAGE 770 (NOTED ON SURVEY)

J.C.S.A. SEWER AGREEMENT RECORDED IN JAMES CITY CO. DEED BOOK 434, PAGE 199 (NOT PLOTTABLE)

V.E.P.CO. EASEMENT RECORDED IN JAMES CITY CO. INSTR. # 030018324 (VARIABLE WIDTH) (NOTED ON SURVEY)

EASEMENT FOR A FOOT PATH RECORDED IN JAMES CITY CO. DEED BOOK 28, PAGE 471 (MAY AFFECT THIS PROPERTY) (NOT PLOTTABLE)

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY, MARKERS AS NOTED AND OTHER AVAILABLE INFORMATION. INTERIOR TRACT AND/OR PARCEL LINES AS SHOWN WERE NOT LOCATED BY FIELD SURVEY AND HAVE NOT BEEN FIELD VERIFIED. INTERIOR TRACT AND/OR PARCEL LINES AS SHOWN ARE FOR INFORMATION PURPOSES ONLY. APPROXIMATE EDGE OF WATER OF POWHATAN CREEK, OTHER TRIBUTARIES, BRANCHES, DITCHES AND OTHER WATER COURSES WERE TAKEN FROM JAMES CITY COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE PROPERTY LINES ALONG ALL TIDAL-WATERS ARE TO MEAN LOW WATER. ALONG NON-TIDAL TRIBUTARIES, BRANCHES, COVES AND/OR DITCHES THE PROPERTY LINE IS ALONG THE CENTERLINE OF SUCH FEATURES. MEAN LOW WATER WAS NOT OBSERVED OR DETERMINED AT THE TIME OF THIS SURVEY.
2. THIS SURVEY IS BASED ON THE JAMES CITY COUNTY GEODETIC CONTROL NETWORK 1990 – VIRGINIA STATE PLANE COORDINATES – SOUTH ZONE – NAD 83 HORIZONTAL DATUM. THIS SURVEY WAS PREPARED USING BOTH CONVENTIONAL AND GPS SURVEYING METHODS.
3. STATE ROUTE 31 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS & VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER S899(1) ROUTE 31, LAST REVISION DATE: 3-17-57.
4. PROPERTIES SHOWN HEREON ARE CURRENTLY ZONED: ZONE B-1, GENERAL BUSINESS AND R-8, RURAL RESIDENTAL
5. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. #510201 0040 B, AND #510201 0045 B. DATED FEBRUARY 6, 1991.

LINE TABLE

LINE	BEARING	LENGTH
L1	S84°08'33"E	163.07'
L2	N63°47'39"E	193.47'
L3	N53°32'11"E	277.30'
L4	S80°59'55"E	214.44'
L5	N71°36'11"E	258.90'
L6	N50°35'07"E	214.22'
L7	N61°13'15"E	345.50'
L8	N48°18'54"E	488.51'
L9	N72°32'24"E	296.31'
L10	N09°28'22"E	127.43'
L11	N55°50'08"W	186.19'
L12	N80°29'04"W	305.82'
L13	N05°33'33"E	92.83'
L14	N74°57'42"E	80.18'
L15	S59°43'12"E	123.44'
L16	S89°39'58"E	141.91'
L17	S78°07'49"E	215.27'
L18	S87°25'38"E	654.20'
L19	N73°41'46"E	437.56'
L20	N57°18'24"E	374.57'
L21	S69°26'27"E	268.53'
L22	N65°07'57"E	172.92'
L23	S50°27'30"E	199.26'
L24	S49°49'07"E	96.43'
L25	S54°54'19"W	383.28'
L26	S43°58'34"W	444.20'
L27	S28°59'15"W	337.79'
L28	S48°28'19"W	293.87'
L29	N56°33'25"W	497.40'
L30	N70°01'16"W	192.83'
L31	N85°02'57"W	233.39'
L32	S37°28'56"W	173.14'
L33	S04°23'55"W	489.32'
L34	S29°48'32"W	228.89'
L35	S63°05'54"W	266.67'
L36	S78°06'07"W	447.68'
L37	N84°51'43"W	552.28'
L38	S79°22'05"W	342.55'
L39	N53°28'02"W	437.15'
L40	N88°31'58"W	180.25'
L41	N88°31'58"W	70.78'
L42	S05°12'01"E	118.32'
L43	N87°39'55"E	164.29'
L44	N87°39'55"E	46.08'
L45	S50°10'10"E	346.18'
L46	S44°17'23"W	74.28'
L47	S44°17'23"W	355.63'
L48	N04°47'00"E	170.21'
L49	N61°01'34"W	566.81'
L50	N61°18'25"E	110.44'
L51	N30°23'19"W	147.44'

LINE TABLE

LINE	BEARING	LENGTH
L52	S62°25'38"W	276.12'
L53	S67°09'11"W	297.69'
L54	S26°43'24"W	133.93'
L55	S64°53'14"E	152.97'
L56	N45°01'56"E	94.88'
L57	S61°01'34"E	783.37'
L58	N53°48'16"E	101.95'
L59	S58°46'46"E	34.39'
L60	S23°53'59"W	203.54'
L61	N79°55'23"W	302.65'
L62	S19°14'23"E	56.58'
L63	S85°33'49"W	10.00'
L64	N49°47'01"W	64.56'
L65	N81°13'29"W	50.49'
L66	S38°41'49"W	73.14'
L67	S38°40'14"E	46.35'
L68	S85°05'24"E	20.56'
L69	S47°16'57"E	18.20'
L70	S20°39'12"E	17.75'
L71	S53°20'36"E	17.82'
L72	N81°27'57"E	85.94'
L73	S50°53'31"E	257.53'

NOTE:
HATCHED AREAS DENOTES AREA SUBJECT TO:

- RIPARIAN RIGHTS OF OTHERS INCIDENT TO THE PREMISES.
- TITLE TO THAT PORTION OF THE PROPERTY LOCATED BELOW THE MEAN HIGH WATER MARK
- RIGHTS OF THE UNITED STATES OF AMERICA AND THE COMMONWEALTH OF VIRGINIA TO REGULATE THAT PORTION OF THE PROPERTY WHICH MAY BE DEEMED WETLANDS.
- BASED ON RECORD AND OTHER AVAILABLE INFORMATION IT APPEARS THAT THIS PROPERTY AS DENOTED INCLUDES THE BOTTOM LANDS UNDER THE WATERS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°24'57"	4244.13'	993.77'	499.16'	991.49'	N73°12'55"W
C2	66°24'46"	357.53'	414.42'	234.02'	391.61'	N28°46'20"E
C3	34°29'56"	357.53'	215.28'	111.01'	212.04'	N33°38'33"W

AREA OF PARCELS AND MARSH = 4,264,636 S.F. OR 97.90 ACRES±

AREA OF EXISTING YACHT BASIN = 336,705 S.F. OR 7.73 ACRES±

AREA OF EXISTING COVE = 68,748 S.F. OR 1.58 ACRES±

AES
CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

1 Large/~~Small~~ Plat(s) Recorded herewith as # 060031151

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

PLAT OF SURVEY
SHOWING PROPERTY
STANDING IN THE NAME OF JAMESTOWN YACHT BASIN, LLC
FOR CONVEYANCE TO THE COUNTY OF JAMES CITY, VIRGINIA

JAMESTOWN DISTRICT COUNTY OF JAMES CITY VIRGINIA

COMMONWEALTH OF VIRGINIA
10-06-06
RONALD W. EADS
NO. 001948
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 20 December 2006
at 9:43 AM/~~PM~~ PB — PG —
DOCUMENT # 060031151
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
1.	12/07/06	REVISED PER REVIEW COMMENTS & TITLE DOCUMENTS	RWE	RWE

Designed	Drawn
AES	JDB
Scale 1"=300'	Date 10/06/06
Project No. 9747-00	
Drawing No. 1 OF 1	