

#063941

AS-SURVEYED DESCRIPTION

GENERAL NOTES

PARCEL I

BEGINNING AT A ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF MONTICELLO AVENUE AND THE WEST LINE OF MOUNT VERNON AVENUE, DESIGNATED AS "P.O.B. PARCEL I";  
 THENCE ALONG THE WEST LINE OF MOUNT VERNON AVENUE  
 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A LENGTH OF 31.03'  
 AND A CHORD OF S 77°24'17" E 28.01' TO A ROD SET;  
 THENCE S 32°57'32" E 99.79' TO A NAIL SET;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 527.50', A LENGTH OF  
 78.14' AND A CHORD OF S 37°12'10" E 78.07' TO A ROD FOUND;  
 THENCE S 41°26'47" E 496.29' TO A ROD FOUND;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 377.50', A LENGTH OF  
 251.77' AND A CHORD OF S 60°33'10" E 247.13' TO A ROD FOUND;  
 THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 322.50', A  
 LENGTH OF 215.09' AND A CHORD OF S 60°33'10" E 211.13' TO A ROD SET;  
 THENCE S 41°26'46" E 32.77' TO A MONUMENT FOUND;  
 THENCE LEAVING MOUNT VERNON AVENUE S 65°10'33" W 14.20' TO A ROD SET;  
 THENCE S 51°32'15" W 191.83' TO A PIPE FOUND;  
 THENCE S 68°14'45" W 114.00' TO A ROD FOUND;  
 THENCE N 75°02'00" W 106.85' TO A PIPE FOUND;  
 THENCE S 60°45'10" W 92.35' TO A 20" SYCAMORE TREE;  
 THENCE S 33°32'53" W 145.00' TO A PIPE FOUND;  
 THENCE S 66°40'30" W 290.32' TO A PIPE FOUND;  
 THENCE S 54°20'15" W 340.09' TO A POINT IN THE CREEK;  
 THENCE N 19°37'57" W 111.09' TO A POINT IN THE CREEK;  
 THENCE N 59°45'59" W 93.74' TO A POINT IN THE CREEK;  
 THENCE N 10°20'01" W 237.70' TO A 30" SWAMP OAK;  
 THENCE N 01°59'59" W 301.75' TO A PIPE FOUND;  
 THENCE N 27°31'08" W 248.03' TO A PIPE FOUND;  
 THENCE N 00°27'32" W 20.36' TO A PIPE FOUND;  
 THENCE N 58°08'58" E 417.02' TO A PK NAIL SET;  
 THENCE N 31°51'02" W 139.95' TO A NAIL SET;  
 THENCE N 58°08'58" E 239.70' TO THE POINT-OF-BEGINNING AND CONTAINING  
 20.867 ACRES OF LAND.

1. This plat is based on current field work.
2. No underground utilities were located. Only aboveground utilities are shown.
3. There is no visible evidence of recent earth moving, building construction or building additions.
4. There is no visible evidence of recent street or sidewalk construction or repair.
5. There is no visible evidence of site use as a waste dump, sump or sanitary landfill.
6. This plat was prepared with the benefit of a title report from Chicago Title Insurance Company, Commitment # 267300051 effective June 14, 2006.
7. All Statements within the certifications, and other references located elsewhere hereon related to: utilities improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
8. Field Measurements do not match Record Measurements
9. This parcel is in zone "X" as defined on F.I.R.M # 510294 0005 B dated March 2, 1994. Zone "X" is defined as area out side 500 year flood plain.
10. Parcel zoning is LB4 (Limited Business Corridor District)  
 Setbacks  
 Front: 25'  
 Side: None  
 Rear: 25'
11. Parcels surveyed are the same parcels described in the Title Commitment and in the recorded record.

PARCEL II

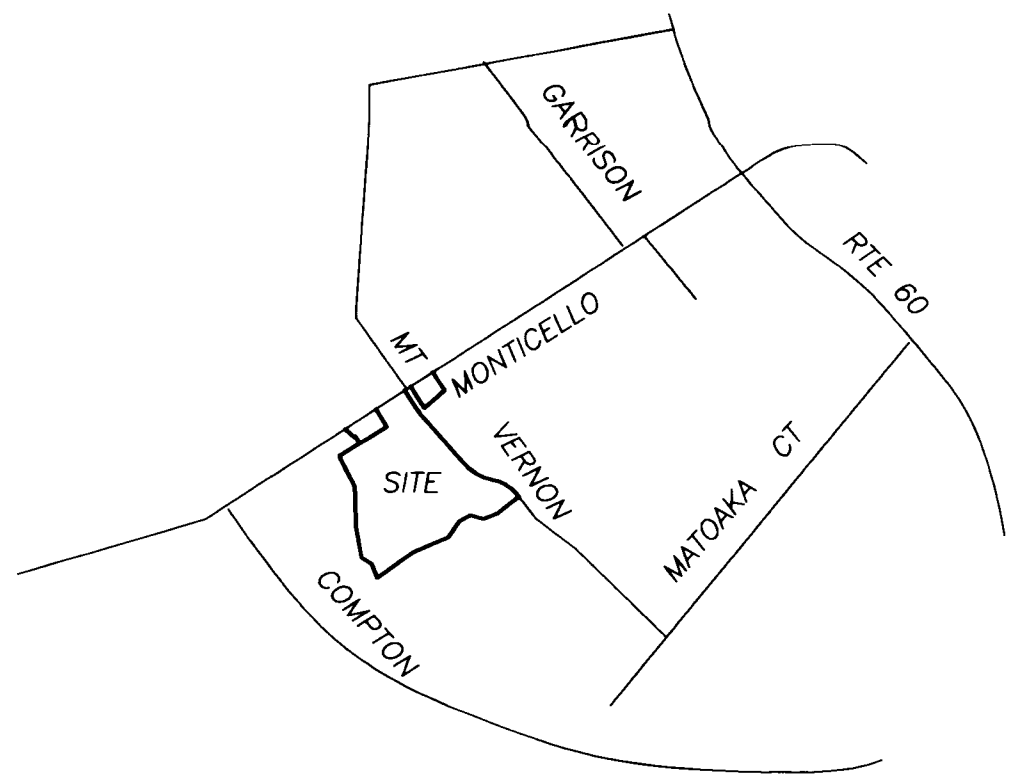
BEGINNING AT A ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF MONTICELLO AVENUE AND THE EAST LINE OF MOUNT VERNON AVENUE, DESIGNATED AS "P.O.B. PARCEL II";  
 THENCE ALONG MONTICELLO AVENUE N 57°03'03" E 180.00' TO A ROD FOUND;  
 THENCE LEAVING MONTICELLO AVENUE S 32°56'57" E 152.65' TO A ROD FOUND;  
 THENCE S 48°34'03" W 199.54' TO A NAIL SET ON MOUNT VERNON AVENUE;  
 THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 472.50', A LENGTH OF  
 49.73', AND A CHORD OF N 35°59'50" W 49.71' TO A NAIL SET;  
 THENCE N 32°56'57" W 112.45' TO A ROD FOUND;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A LENGTH OF 31.42' AND  
 A CHORD OF N 12°03'03" E 28.28' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING  
 0.766 ACRES OF LAND.

PARCEL III

COMMENCING AT A ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF MONTICELLO AVENUE AND THE WEST LINE OF MOUNT VERNON AVENUE, DESIGNATED AS "P.O.B. PARCEL I";  
 THENCE ALONG THE SOUTH LINE OF MONTICELLO AVENUE,  
 S 58°08'58" W 239.70' TO A NAIL SET, SAID NAIL SET BEING THE POINT-OF-BEGINNING,  
 AND DESIGNATED AS "P.O.B. PARCEL III";  
 THENCE S 31°51'02" E 139.95' TO A PK NAIL SET;  
 THENCE S 58°08'58" W 240.02' TO A PK NAIL SET;  
 THENCE N 31°51'02" W 60.00' TO A ROD FOUND;  
 THENCE S 58°08'58" W 10.00' TO A ROD SET;  
 THENCE N 49°12'16" W 83.82' TO A ROD SET;  
 THENCE N 58°08'58" E 275.00' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING  
 0.812 ACRES OF LAND.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.03'	28.01'	S 77°24'17" E	88°53'30"
C2	527.50'	78.14'	78.07'	N 37°12'10" W	08°29'15"
C3	377.50'	251.77'	247.13'	N 60°33'10" W	38°12'46"
C4	322.50'	215.09'	211.13'	S 60°33'10" E	38°12'47"

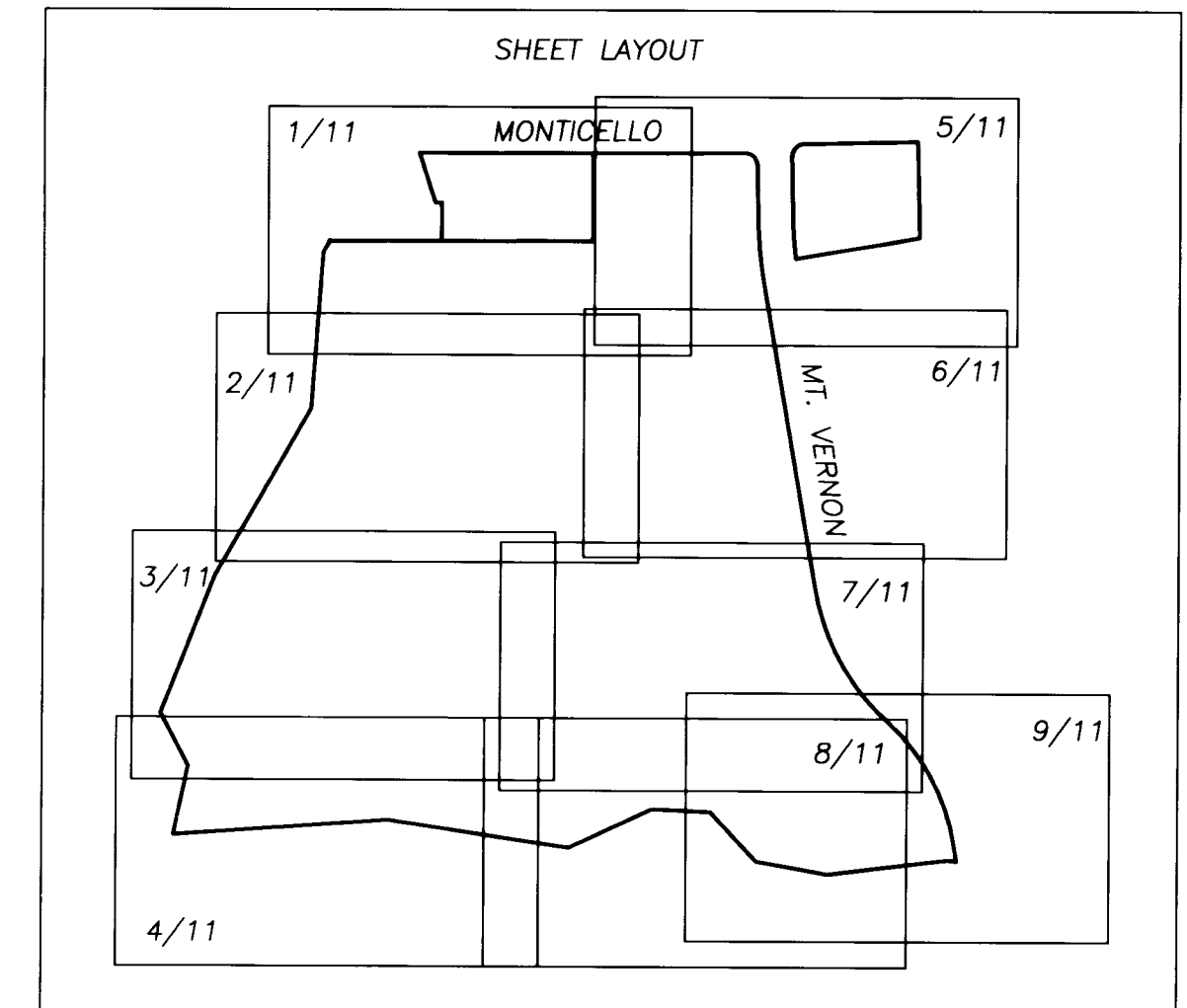
LINE	BEARING	DISTANCE
L1	S 65°10'33" W	14.20'
L2	S 41°26'46" E	32.77'
L3	N 00°27'32" W	20.36'
L4	S 31°51'02" E	60.00'
L5	S 58°08'58" W	10.00'
L6	N 49°12'16" W	83.82'



VICINITY SKETCH ~ NTS

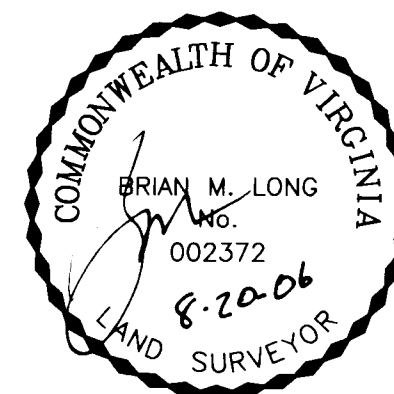
LEGEND

- SCO ○ SEWER CLEAN OUT
- ELECTRIC BOX
- ⊙ SANITARY MANHOLE
- ⊕ SIGN
- UTILITY POLE
- ⊗ LIGHT POLE
- WV ▷ WATER VALVE
- ⊕ HYDRANT
- ⊗ WATER METER
- CONC. CONCRETE
- F.O. FIBER OPTIC
- HH HAND HOLE
- ET ELECTRIC TRANSFORMER
- DMH ⊙ DRAIN MANHOLE
- (F) FOUND
- (S) SET
- HW HEAD WALL
- DI DRAIN INLET
- VLT VAULT
- TRAF TRAFFIC
- CTV CABLE TV
- TELE TELEPHONE
- PED PEDESTAL



ALTA / ACSM LAND TITLE SURVEY  
 OF  
 SENTARA WILLIAMSBURG  
 COMMUNITY HOSPITAL

CITY OF WILLIAMSBURG ~ VIRGINIA  
 MARCH 3, 2006  
 REVISED AUG. 20, 2006



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 8 November 2006  
 at 12:14 PM, PG 1  
 DOCUMENT # 063941  
 BETSY B. WOOLRIDGE, CLERK  
 Betsy B. Woolridge Clerk

PLATS PREPARED BY:  
 PRECISION MEASUREMENTS, INC.  
 2116 DABNEY ROAD  
 SUITE B5  
 RICHMOND, VA 23230