

# #070015568

**PARCEL PROPERTY DESCRIPTION:**  
 JAMES CITY COUNTY, VIRGINIA  
 TAX MAP PARCEL # (38-4)(1-52)

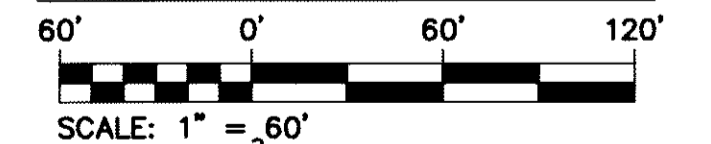
SAID PARCEL IS ALSO MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE, STATE ROUTE #321 AND BEING A CORNER TO THE PROPERTY DESCRIBED HEREON; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE #199, N26°41'13"W, A DISTANCE OF 373.33' TO AN IRON ROD FOUND; THENCE, N19°03'42"W, A DISTANCE OF 336.49' TO AN IRON ROD FOUND, A CORNER TO THE PROPERTY DESCRIBED HEREON AND THE PROPERTY OF NOW OR FORMERLY AIG BAKER WILLIAMSBURG, L.L.C.; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF STATE ROUTE #199, ALONG THE LINE OF NOW OR FORMERLY AIG BAKER WILLIAMSBURG, L.L.C., N75°50'00"E, A DISTANCE OF 659.50' TO AN IRON PIPE FOUND, A CORNER TO THE PROPERTY DESCRIBED HEREON, THE PROPERTY OF NOW OR FORMERLY AIG BAKER WILLIAMSBURG, L.L.C. AND OTHER LANDS OF AIG BAKER WILLIAMSBURG, L.L.C. BEING THE WESTERLY LINE OF A 50 FOOT EASEMENT AND ACCESS RIGHT-OF-WAY; THENCE LEAVING SAID LINE OF AIG BAKER WILLIAMSBURG, L.L.C., ALONG SAID WESTERLY LINE THE 50 FOOT EASEMENT AND ACCESS RIGHT-OF-WAY, S14°06'23"E, A DISTANCE OF 106.03' TO AN IRON PIPE FOUND; THENCE, S18°29'55"E, A DISTANCE OF 278.33' TO AN IRON ROD FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE, STATE ROUTE #321, A CORNER TO THE PROPERTY DESCRIBED HEREON AND THE PROPERTY OF NOW OR FORMERLY AIG BAKER WILLIAMSBURG, L.L.C.; THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTICELLO AVENUE, STATE ROUTE #321, S46°23'51"W, A DISTANCE OF 57.87' TO AN IRON ROD FOUND; THENCE, S01°23'51"W, A DISTANCE OF 50.00' TO AN IRON ROD FOUND; THENCE, S46°23'51"W, A DISTANCE OF 336.39' TO AN IRON ROD FOUND; THENCE, S61°30'51"W, A DISTANCE OF 155.38' TO AN IRON ROD FOUND; THENCE, S46°23'51"W, A DISTANCE OF 72.84' TO THE POINT OF BEGINNING.  
 CONTAINING 366,796 SQUARE FEET OR 8.420 ACRES, MORE OR LESS.

**REFERENCES:**  
 DEED BOOK 72, PAGE 168  
 DEED BOOK 598, PAGE 231  
 INSTRUMENT #000012572  
 INSTRUMENT #000012573  
 INSTRUMENT #010013217  
 INSTRUMENT #000019245  
 INSTRUMENT #000023430  
 PLAT BOOK 2, PAGE 22  
 PLAT BOOK 19, PAGE 24  
 PLAT BOOK 77, PAGE 94-96  
 PLAT BOOK 87, PAGE 83  
 PLAT BOOK 89, PAGE 43-44

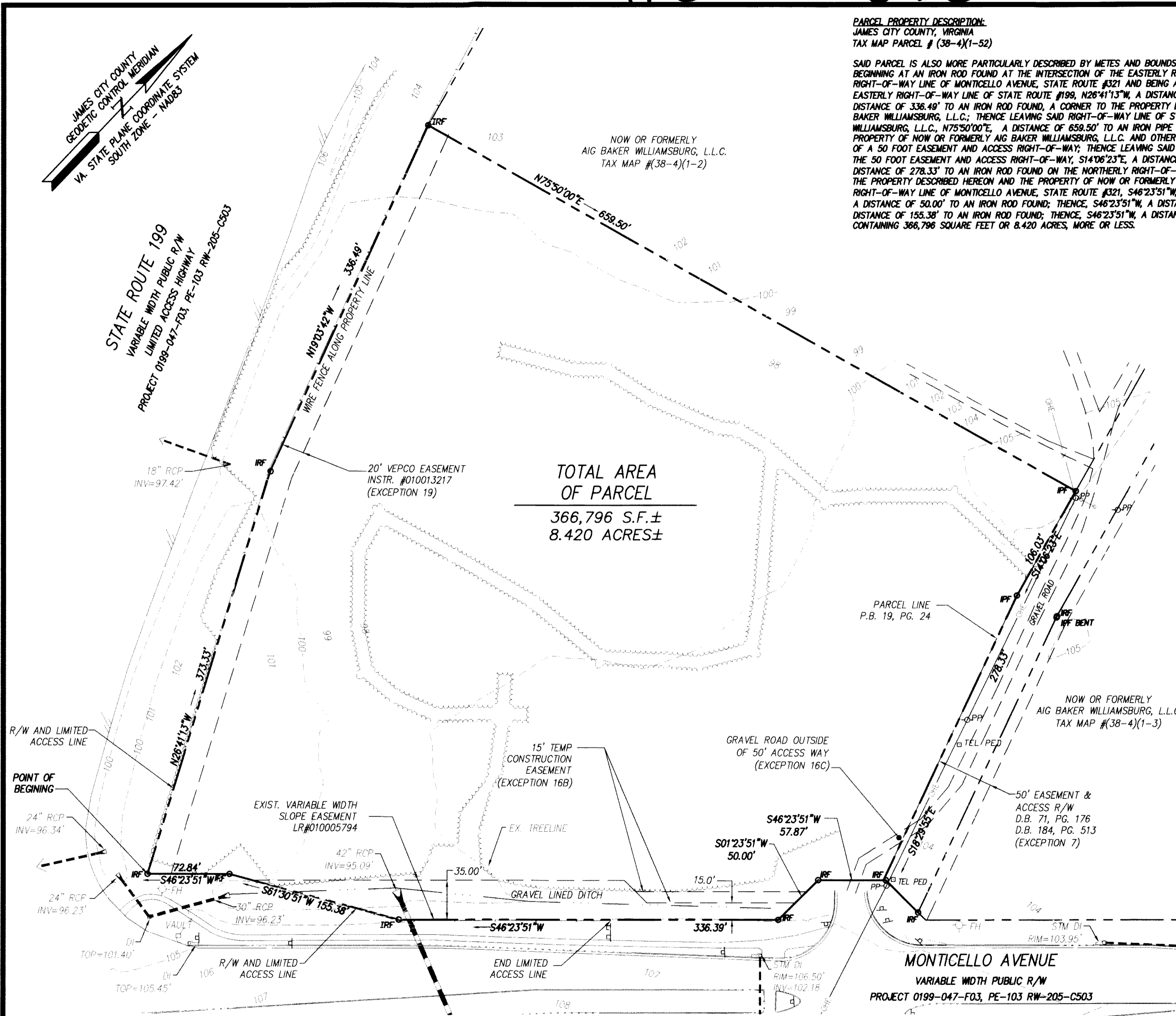
**LEGEND**

- WVX WATER VALVE
- FH FIRE HYDRANT
- W/L WATERLINE
- ICV IRRIGATION CONTROL VALVE
- S SANITARY MANHOLE
- C.O. SEWER CLEAN OUT
- TEL PED TELEPHONE PEDESTAL
- GAS METER
- LP LIGHT POLE
- ELECTRICAL HOOKUP
- TRANSFORMER
- STORM MANHOLE
- DI STORM DROP INLET
- SIGN
- CONCRETE
- CONCRETE CURB AND GUTTER
- VDHT MON VIRGINIA DEPARTMENT OF HIGHWAYS MONUMENT
- CMF CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- PKNS PK NAIL SET
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- BUILDABLE AREAS LIMIT
- RMA RESOURCE MANAGEMENT AREA
- OHE OVERHEAD ELECTRIC

**GRAPHIC SCALE**



Large Scale Plats Recorder  
 herewith as # 070015568



**TOTAL AREA OF PARCEL**  
 366,796 S.F. ±  
 8.420 ACRES ±

PARCEL LINE  
 P.B. 19, PG. 24

NOW OR FORMERLY  
 AIG BAKER WILLIAMSBURG, L.L.C.  
 TAX MAP # (38-4)(1-3)

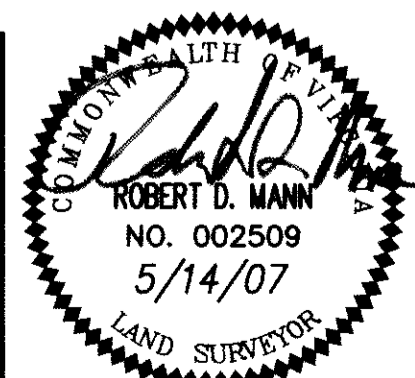
**MONTICELLO AVENUE**  
 VARIABLE WIDTH PUBLIC R/W  
 PROJECT 0199-047-F03, PE-103 RW-205-C503



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

**ALTA / ACSM LAND TITLE SURVEY OF**  
 5244 MONTICELLO AVENUE  
 PARCEL OF LAND  
 CONTAINING 8.420 ± ACRES

BERKELEY DISTRICT    JAMES CITY COUNTY    VIRGINIA



City of Williamsburg & County of James City		Circuit Court: This PLAT was recorded on	
		1 June 2007	
at 8:43 AM, P.B. PG.			
DOCUMENT # 070015568			
BETSY B. WOOLRIDGE, CLERK			
Betsy B. Woolridge		Clerk	
No.	DATE	REVISION / COMMENT / NOTE	REVISOR

Designed	Drawn
AES	MLH
Scale	Date
1"=60'	5/14/07
Project No.	
6632-9-01-B	
Drawing No.	
2 OF 2	