

#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

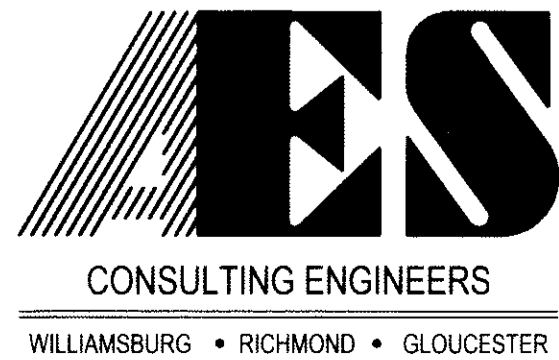
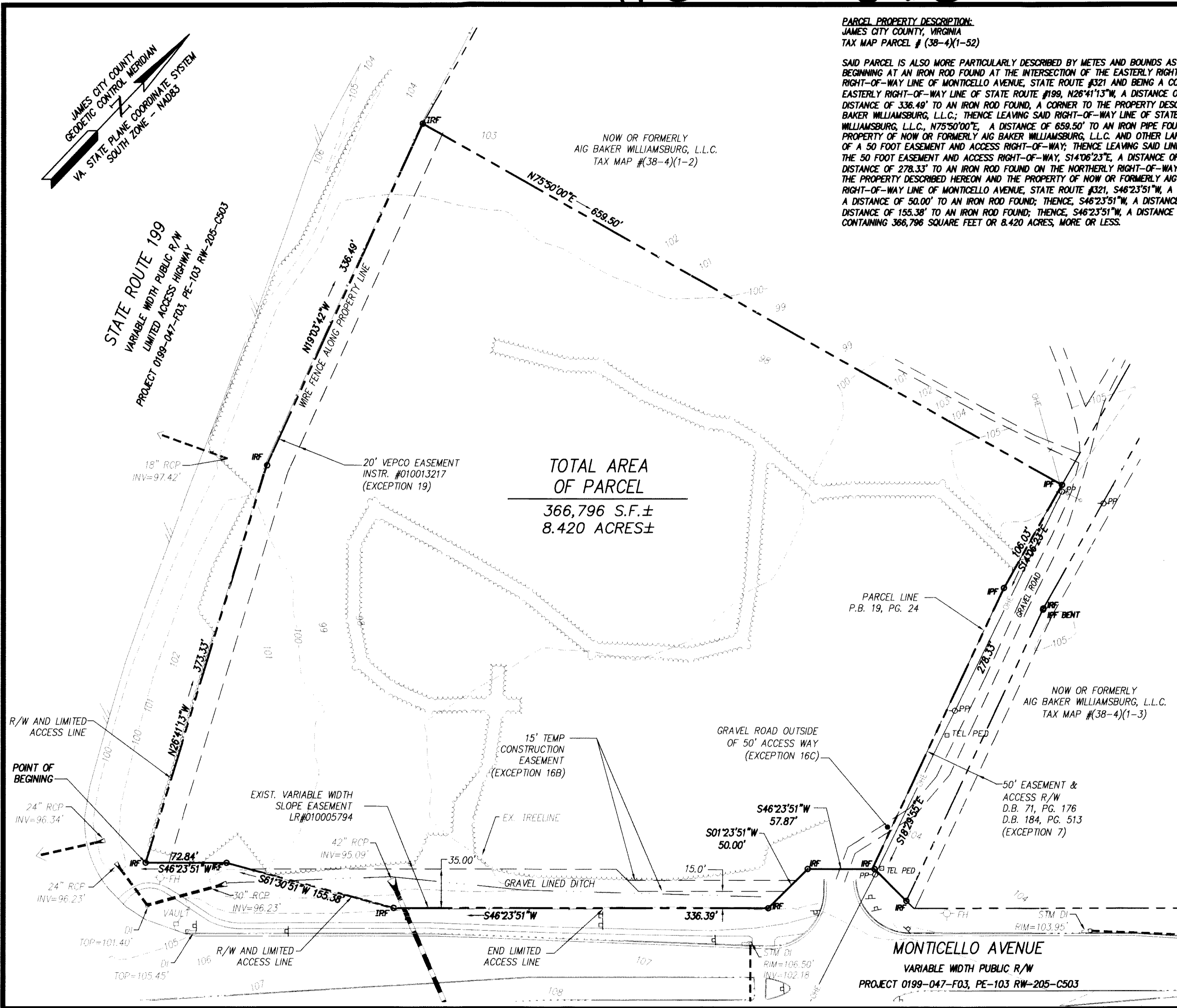
LEGEND

- 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
- RESOURCE MANAGEMENT AREA
- OHE OVERHEAD ELECTRIC

GRAPHIC SCALE



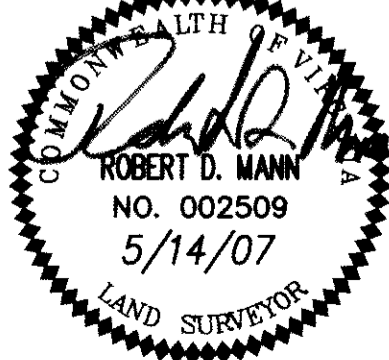
Large Scale Plats Recorder
 herewith as # 070015568



5248 Olde Towne Road, Suite 1
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 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/D.M. P.B. PG			
DOCUMENT # 070015568			
BETSY B. WOOLRIDGE, CLERK			
Betsy B. Woolridge		Clerk	
No.	DATE	REVISION / COMMENT / NOTE	REVISED BY

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