

111254

GENERAL NOTES:

1. UNDERGROUND UTILITIES NOT LOCATED.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. THE BOUNDARY LINES SHOWN ARE BASED ON PLAT RECORDED AS INST. #063678 IN THE CLERKS OFFICE OF THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY, VIRGINIA.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED JULY 29, 2011.
5. THE PROPERTY SHOWN HEREON FALLS IN F.I.R.M. ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP #50195C0140C, DATED SEPT. 28, 2007.
6. PROPERTY IS ZONED B-2.
7. PROPERTY ADDRESS: #3032 RICHMOND ROAD
WILLIAMSBURG, VA
8. CURRENT OWNER: A & H HOSPITALITY, INC. BY VIRTUE OF DEED DATED AUGUST 29, 2006 AND RECORDED AS INSTR. #006378 IN THE CLERKS OFFICE OF THE CITY OF WILLIAMSBURG & JAMES CITY COUNTY, VIRGINIA.
9. BUILDING SHOWN IS A 4 STORY BRICK HOTEL.
10. PROPERTY LINES ARE SHOWN FROM PLATS OF RECORD AS WELL AS MONUMENTATION FOUND.
11. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

ALL THOSE CERTAIN LOTS, PIECES AND PARCELS OF LAND SITUATED, LYING AND BEING IN THE CITY OF WILLIAMSBURG, FORMERLY JAMES CITY COUNTY, VIRGINIA, CONTAINING 4.7917 ACRES AND 0.2003 ACRES AND SHOWN AS PARCEL A AND B, ON THAT CERTAIN PLAT ENTITLED "PHYSICAL SURVEY OF SHERATON PATRIOT MOTOR INN, BERKLEY DISTRICT, JAMES CITY COUNTY, VIRGINIA" DATED MAY 3, 1982 (LAST REVISED JULY 14, 1982). MADE BY MILLER-FOX-STEPHENSON, P.C., ENGINEERS AND SURVEYORS.

LESS AND EXCEPT:

THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN THE CITY OF WILLIAMSBURG, SHOWN AND SET OUT AS "NEW PARCEL 'C' 0.757 ACRES±" ON THE PLAT ENTITLED "PLAT OF SUBDIVISION SHOWING NEW PARCELS 'A' AND 'C' OWNED BY: A & H HOSPITALITY, INC.", DATED 6/20/06 (LAST REVISED 8/31/06). MADE BY AES CONSULTING ENGINEERS, A COPY WHICH IS RECORDED WITH A DEED AT LR#063678 IN THE CLERKS OFFICE FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VA.

AND ALSO DESCRIBED AS:

ALL THAT CERTAIN LOT, PIECE AND PARCEL OF LAND SITUATED, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, CONTAINING 4.234 ACRES AND SHOWN AS NEW PARCEL "A", ON THAT CERTAIN PLAT ENTITLED "PLAT OF SUBDIVISION SHOWING NEW PARCELS 'A' AND 'C'. OWNED BY: A & H HOSPITALITY, INC.", DATED 6/20/06 (LAST REVISED 8/31/06). MADE BY AES CONSULTING ENGINEERS, RECORDED AS INST. #063678.

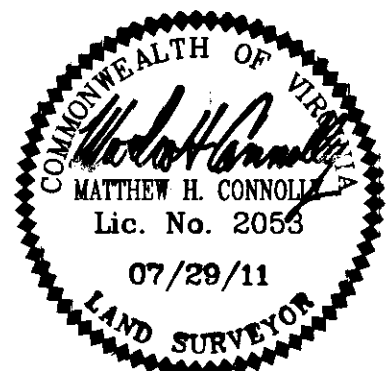
SURVEYORS CERTIFICATION:

TO: A & H HOSPITALITY, INC., STEWART TITLE GUARANTY COMPANY, FIDELITY BANK, RAPPAHANNOCK ECONOMIC DEVELOPMENT CORPORATION, & U.S. SMALL BUSINESS ADMINISTRATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 11(a) & 13, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 29, 2011.

Matthew H. Connolly
MATTHEW H. CONNOLLY, C.S. 2053

7/29/11
DATE



TITLE REPORT

THIS SURVEY IS BASED ON A TITLE COMMITMENT BY STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 11070358C, EFFECTIVE JULY 12, 2011 AT 8:00 AM.
SCHEDULE B - SECTION 2 EXCEPTIONS (AFFECTING PARCEL 2 AS DESCRIBED IN COMMITMENT)

EXCEPTIONS:

10. EASEMENT GRANTED CITY OF WILLIAMSBURG RECORDED IN D.B. 114, PAGE 904 (JCC). SHOWN ON SURVEY
11. EASEMENTS GRANTED VEPCO RECORDED IN D.B. 46, PG. 16 & D.B. 153, PG. 338 THESE EASEMENTS DO NOT AFFECT THE SURVEYED PROPERTY.
12. AGREEMENT WITH CITY OF NEWPORT NEWS, DATED JUNE 9, 1960, RECORDED IN D.B. 78, PG. 486. THIS AGREEMENT DOES NOT AFFECT THE SURVEYED PROPERTY.
13. EASEMENTS GRANTED IN DEED TO PHILIP RICHARDSON COMPANY, INC., DATED AUGUST 29, 2006 AND RECORDED AS LR #063678. ALL SURVEY MATTERS AS LISTED HAVE BEEN SHOWN ON THE SURVEY.
14. MATTERS AS SHOWN ON PLAT REFERENCED IN EXHIBIT A OF THE TITLE COMMITMENT. ALL SURVEY MATTERS SHOWN HAVE BEEN SHOWN ON THE SURVEY.

ITEMS 1, 2 & 9 OF THE SCHEDULE B - SECTION 2 EXCEPTIONS ARE NOT SURVEY RELATED.

2 Large/Small Plat(s) Recorded
herewith as # 111254

City of Williamsburg & County of James City	
Circuit Court:	This PLAT was recorded on
	8-11-2011
at 2:48 PM, PB	PG 2
DOCUMENT # 111254	
BETSY B. WOOLRIDGE, CLERK	
<i>Betsy B. Woolridge</i> Clerk	

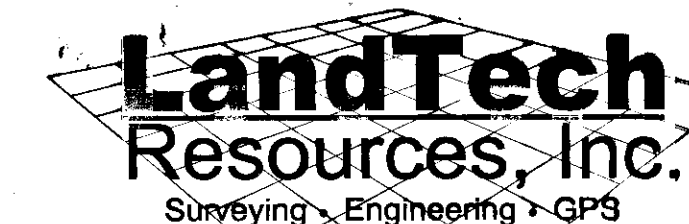
"ALTA/ACSM LAND TITLE SURVEY"

FOR
A & H HOSPITALITY, INC.

BEING KNOWN AS PARCEL "A"

AS SHOWN ON A PLAT RECORDED AS INST. #063678
CITY OF WILLIAMSBURG, VIRGINIA

JULY 29, 2011
REV: AUG. 4, 2011
SHEET 1 OF 2



205-E-Bulfonte Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

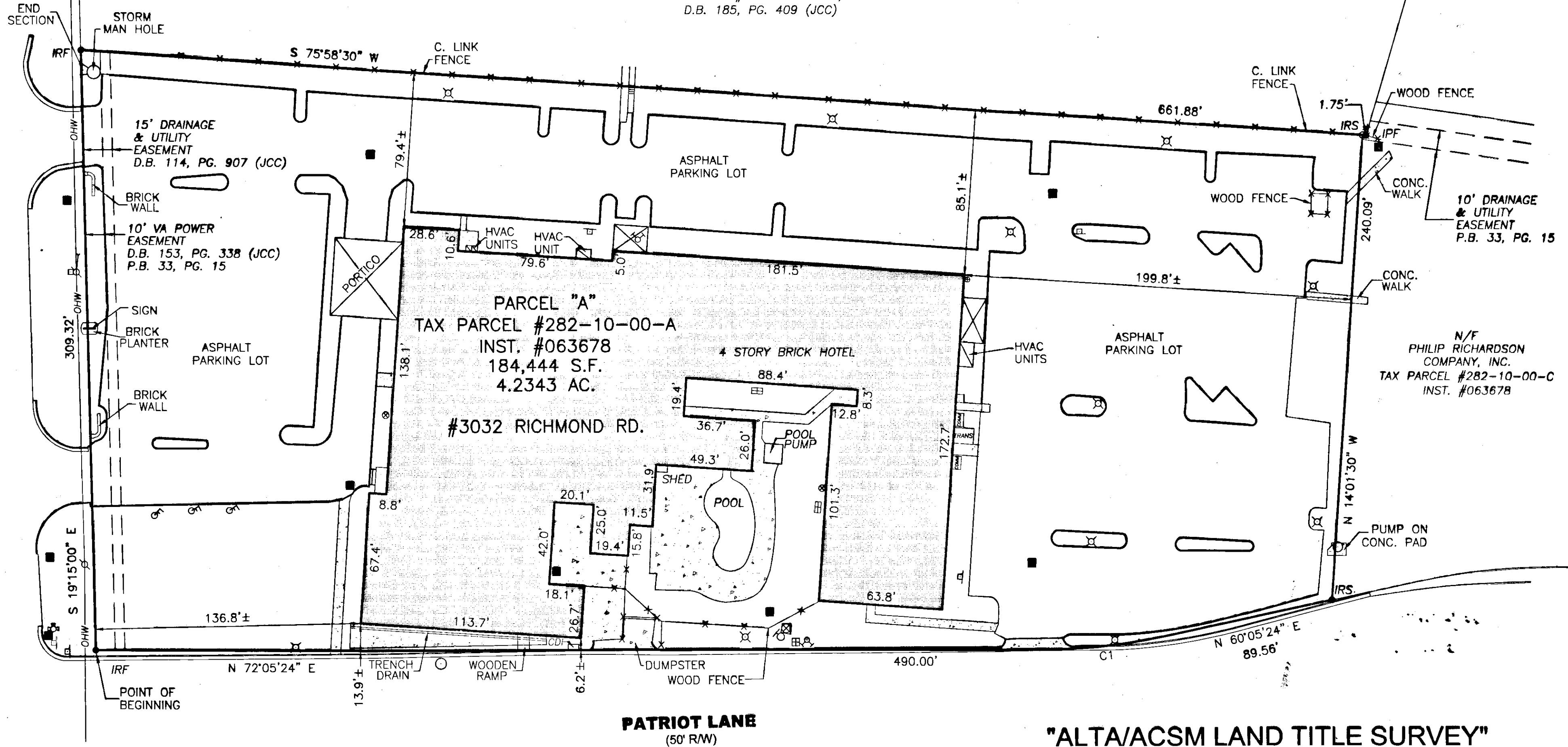
PROJECT #11-221

111254

RECORD MERIDIAN
INST. # 063678

N/F
MOTEL SIX, INC.
TAX DEPT.
TAX PARCEL #282-03-00-A1, A2
D.B. 185, PG. 409 (JCC)

RICHMOND ROAD
U.S. ROUTE 60
(100' RW)



PARCEL "A"
TAX PARCEL #282-10-00-A
INST. #063678
184,444 S.F.
4.2343 AC.
#3032 RICHMOND RD.

N/F
PHILIP RICHARDSON
COMPANY, INC.
TAX PARCEL #282-10-00-C
INST. #063678

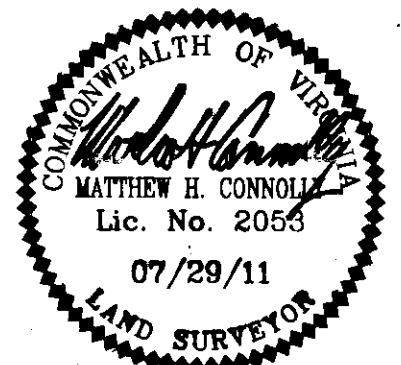
PATRIOT LANE
(50' RW)

"ALTA/ACSM LAND TITLE SURVEY"
FOR
A & H HOSPITALITY, INC.

BEING KNOWN AS PARCEL "A"
AS SHOWN ON A PLAT RECORDED AS INST. #063678
CITY OF WILLIAMSBURG, VIRGINIA

LEGEND

- TELEPHONE PEDESTAL
- UTILITY POLE
- OHW OVERHEAD WIRE
- TRANSFORMER
- SANITARY MH
- CATCH BASIN
- CONCRETE
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- IRS = IRON ROD SET
- ⊗ LIGHT POLE
- ⊠ SIGN
- ⊡ FLAG POLE
- ⊕ SIAMESE CONNECTION
- ⊞ WATER METER
- ⊗ FIRE HYDRANT
- ⊘ WATER VALVE
- ⊙ POST INDICATOR VALVE
- ⊠ COMMUNICATIONS BOX

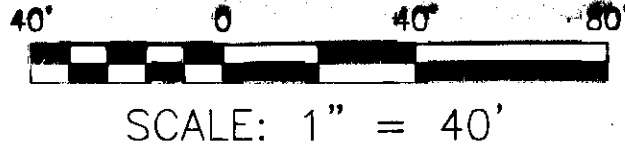


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City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
8-11-2011
at 2:48 AM/PM, PG. 5
DOCUMENT # 111254
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

JULY 29, 2011
REV: AUG. 4, 2011
SHEET 2 OF 2

LandTech Resources, Inc.
Surveying • Engineering • GPS
205-E-Bulifante Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	285.32'	59.69'	59.58'	N 66°05'12" E	11°59'12"

PROJECT #11-221