

150002945

SURVEYOR'S CERTIFICATE

TO: OLDE JAMESTOWNE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, AND LAWYERS TITLE INSURANCE CORPORATION

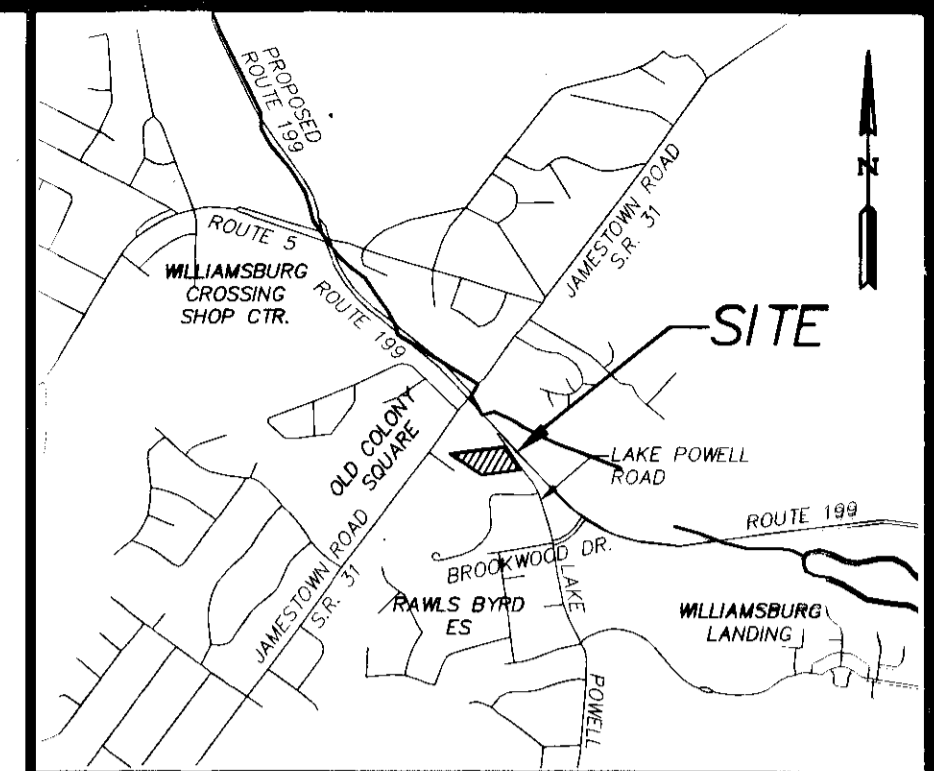
G.T. WILSON, JR., A REGISTERED LAND SURVEYOR, LICENSE NO. 1183, IN AND FOR THE STATE OF VIRGINIA AND LEGALLY DOING BUSINESS IN JAMES CITY COUNTY, DOES HEREBY CERTIFY TO OLDE JAMESTOWNE ASSOCIATES, AND LAWYERS TITLE INSURANCE CORPORATION (1) THIS SURVEY MADE ON THE GROUND BETWEEN MAY 20 THROUGH JUNE 4, 1997, AND CORRECTLY SHOWS THE AREAS OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY; (2) EXCEPT AS SHOWN ON THE SURVEY, THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; (3) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AND AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW; (4) THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS IS A PARTIAL VIOLATION OF THE FRONT AND SIDE BUILDING SETBACK REQUIREMENTS PER CURRENT JAMES CITY COUNTY ZONING ORDINANCES. HOWEVER, BUILDINGS WHERE CONSTRUCTED IN AGREEMENT WITH THE APPROVED SITE PLAN ON FILE AT JAMES CITY COUNTY, DATED 3/25/1971. (5) THERE ARE NO VISIBLE EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY; (6) THERE ARE NO OBSERVABLE ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS, OR ALLEYS BY ANY SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY; (7) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY; (8) THE PARCEL(S) DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 510201-0045 B, DATED FEBRUARY 6, 1991" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; (9) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY; (10) EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

PROPERTY DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA. AND AS SHOWN HEREON.

BEGINNING AT A IRON ROD SET ON THE WESTERLY R/W LINE OF RTE. 617, LAKE POWELL ROAD, SAID IRON ROD BEING 860'± NORTHWESTERLY OF THE INTERSECTION OF BROOKWOOD DRIVE, CONN. RTE. 617 THENCE LEAVING SAID R/W LINE, S85°13'53"W, 404.64' TO A FOUND IRON PIPE, THENCE N53°20'59"W, 218.08' TO A BENT FOUND IRON PIPE, THENCE N53°38'02"W, 179.59' TO A FOUND IRON PIPE, THENCE N85°18'21"E, 306.89' TO A FOUND IRON ROD, THENCE N85°18'21"E, 267.55' TO A FOUND NAIL BEING ON THE WESTERLY R/W LINE OF LAKE POWELL ROAD, RTE. 617, THENCE ALONG SAID R/W LINE OF RTE. 617, LAKE POWELL ROAD S28°32'31"E, 68.14' TO A IRON ROD SET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1988.86' AND A ARC LENGTH OF 223.80' TO THE SAID POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO OLDE JAMESTOWNE APARTMENTS, A VIRGINIA LIMITED PARTNERSHIP BY DEED FROM OLDE JAMESTOWNE APARTMENTS, INC., A VA. CORP. DATED AUGUST 2, 1982 AND RECORDED IN DEED BOOK 224, PAGE 658 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

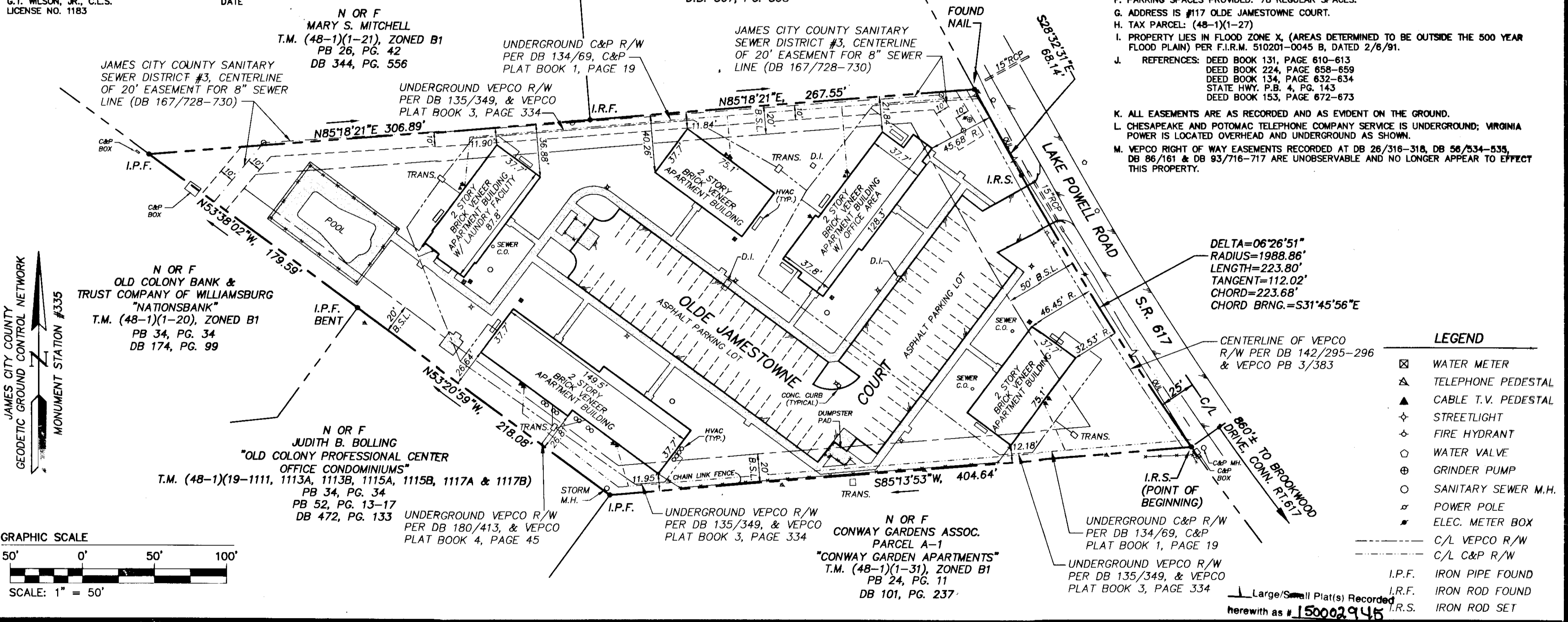


LOCATION MAP: SCALE: 1" = 2000'

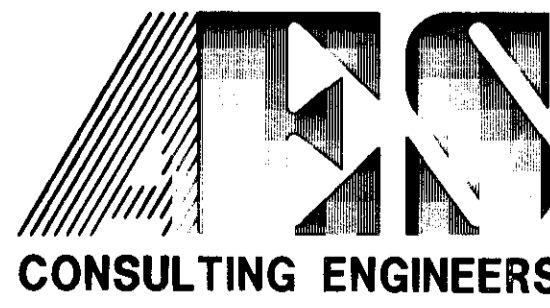
THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF LAWYERS TITLE INSURANCE CORPORATION CASE NUMBER 975228N; AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THE SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE 1992 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND MEETS THE REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED IN THE CURRENT ACCURACY STANDARDS JOINTLY ADOPTED BY ALTA AND ACSM AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11 AND 13 OF TABLE A THEREOF.

G.T. WILSON, JR., C.L.S.
LICENSE NO. 1183
DATE 6/5/97



- NOTES:**
- PROPERTY IS OWNED BY OLDE JAMESTOWNE ASSOCIATES, A V.A.L.P., PER D.B. 224, PAGE 658
 - BEARINGS ARE BASED UPON JAMES CITY COUNTY GEODETIC CONTROL NETWORK.
 - AREA OF PARCEL = 127,206 S.F.± OR 2.920 ACRES±.
 - TOTAL BUILDING AREA IS 19,092 S.F.±. (FOOTPRINT OF 5 BUILDINGS)
 - PROPERTY IS CURRENTLY ZONED B1. BUILDING SETBACK LINES ARE SHOWN HEREON. HOWEVER, THE BUILDINGS WERE CONSTRUCTED IN AGREEMENT WITH THE APPROVED SITE PLAN ON FILE AT JAMES CITY COUNTY, DATED 3/25/1971.
 - PARKING SPACES PROVIDED: 78 REGULAR SPACES.
 - ADDRESS IS #117 OLDE JAMESTOWNE COURT.
 - TAX PARCEL: (48-1)(1-27)
 - PROPERTY LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. 510201-0045 B, DATED 2/6/91.
 - REFERENCES: DEED BOOK 131, PAGE 610-613
DEED BOOK 224, PAGE 658-659
DEED BOOK 134, PAGE 632-634
STATE HWY. P.B. 4, PG. 143
DEED BOOK 153, PAGE 672-673
 - ALL EASEMENTS ARE AS RECORDED AND AS EVIDENT ON THE GROUND.
 - CHESAPEAKE AND POTOMAC TELEPHONE COMPANY SERVICE IS UNDERGROUND; VIRGINIA POWER IS LOCATED OVERHEAD AND UNDERGROUND AS SHOWN.
 - VEPCO RIGHT OF WAY EASEMENTS RECORDED AT DB 26/316-318, DB 56/534-535, DB 86/161 & DB 93/716-717 ARE UNOBSERVABLE AND NO LONGER APPEAR TO EFFECT THIS PROPERTY.



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ALTA/ACSM LAND TITLE SURVEY
"OLDE JAMESTOWNE APARTMENTS"
OWNED BY OLDE JAMESTOWNE ASSOCIATES,
A VIRGINIA LIMITED PARTNERSHIP

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 2-19-2015 at 12:23 AM/PM, PB PG Document # 150002945 BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> , Dep. Clerk		
No.	DATE	REVISION / COMMENT / NOTE
1	9.2.97	
		GTW

Designed CMA/GTW	Drawn CMA
Scale 1" = 50'	Date 6/5/97
Project No. 8352	
Drawing No. 10F1	