

171234

**NOTES:**

- 1. OWNER: JALARAM OF WILLIAMSBURG, INC  
902 RICHMOND ROAD  
WILLIAMSBURG, VA 23185  
  
PARCEL ADDRESS: 902 RICHMOND ROAD  
WILLIAMSBURG, VA 23185  
  
REFERENCE: INSTRUMENT #990648,  
PLAT BOOK 73, PAGE 2,  
  
PARCEL NO.: 434-0A-00-007
- 2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 11, 2016, COMMITMENT NO. BCT1608484.
- 3. THIS PROPERTY IS LOCATED IN ZONE 'X' OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON COMMUNITY-PANEL NUMBER 51095C0139D, EFFECTIVE DATE DECEMBER 16, 2015.
- 4. THE PROPERTY IS ZONED LB-2 (COMMERCIAL / INDUSTRIAL CLASS) (ZONING INFORMATION TAKEN FROM CITY OF WILLIAMSBURG ASSESSORS OFFICE PARCEL INFORMATION SHEET. NO ZONING INFORMATION WAS SUPPLIED TO THE SURVEYOR)
- 5. LOT AREA: 70,758 SQ. FT. / 1.624 ACRES
- 6. PARKING SPACES - 94 (4 OF WHICH ARE HANDICAP)
- 7. DURING THE PROCESS OF THIS ALTA/NSPS SURVEY NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS WERE OBSERVED AND NO DOCUMENTS WERE PROVIDED OR OBTAINED. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES. (ITEM 5F MINIMUM STANDARD DETAIL REQUIREMENTS)
- 8. DURING THE PROCESS OF THIS ALTA/NSPS SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WAS OBSERVED (TABLE 'A' #16 MINIMUM STANDARD DETAIL REQUIREMENTS)
- 9. DURING THE PROCESS OF THIS ALTA/NSPS SURVEY NO EVIDENCE OF ANY OFF SITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS WERE PROVIDED OR OBTAINED. (TABLE 'A' #19 MINIMUM STANDARD DETAIL REQUIREMENTS)

**EXCEPTIONS** SCHEDULE B COMMITMENT NO. BCT:1608484

- 5. EASEMENTS GRANTED TO VERIZON VIRGINIA, INC. BY INSTRUMENTS RECORDED AS INSTRUMENT NO. 050012 AND AMENDED BY INSTRUMENT RECORDED AS INSTRUMENT NO. 080645. SEE INSTRUMENTS FOR PARTICULARS. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
  - 6. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER BY INSTRUMENT RECORDED IN DEED BOOK 30, PAGE 151. SEE INSTRUMENT FOR PARTICULARS. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
  - 7. EASEMENT GRANTED TO WARNER CABLE BY INSTRUMENT RECORDED IN DEED BOOK 80, PAGE 444. SEE INSTRUMENT FOR PARTICULARS. **AFFECTS SUBJECT PROPERTY AS A BLANKET AGREEMENT.**
- NOTE: UPON SATISFACTION OF REQUIREMENT 1.E OF SCHEDULE B, THE ABOVE EXCEPTION WILL NOT APPEAR IN THE FINAL POLICY.
- 8. EASEMENTS GRANTED TO THE CITY OF WILLIAMSBURG BY INSTRUMENTS RECORDED IN DEED BOOK 20A, PAGE 352 FOR A 16' RIGHT OF WAY AND IN DEED BOOK 24, PAGE 331 FOR A WATER LINE SYSTEM. SEE INSTRUMENTS FOR PARTICULARS. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**
  - 9. EASEMENTS AS CONTAINED IN THE CERTIFICATE OF TAKE RECORDED AS INSTRUMENT NO. 01-1902, AMENDED BY INSTRUMENT NO. 08-1963, AMENDED BY INSTRUMENT NO. 09-0849, AMENDED BY INSTRUMENT NO. 10-622 AND AS CONFIRMED BY ORDER ENTERED AS INSTRUMENT NO. 09-443 AND AS CONFIRMED AGAIN BY ORDER ENTERED AS INSTRUMENT NO. 100775. SEE INSTRUMENTS FOR PARTICULARS. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

**PROPERTY DESCRIPTION** SCHEDULE C COMMITMENT NO. BCT:1608484

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, CONTAINING 1.624 ACRES, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 1.624 ACRES SITUATED ALONG THE SOUTHERN RIGHT OF WAY LINE OF RICHMOND ROAD, CITY OF WILLIAMSBURG, VIRGINIA", DATED SEPTEMBER 13, 2016, PREPARED BY TIMMONS GROUP, A COPY OF WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA, IN PLAT BOOK 73, PAGE 2, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SAID PROPERTY MAY BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ROD SET ON THE WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD, LABELED HEREON AS P.O.B., BEING 150± FEET NORTH OF THE NORTHERN RIGHT OF WAY LINE OF BROOKS STREET; THENCE DEPARTING SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD S 66°20'42" W, 273.62 FEET TO A PIPE FOUND; THENCE N 23°46'20" W, 25.00 FEET TO A ROD FOUND; THENCE N 22°47'20" W, 125.85 FEET TO A ROD SET; THENCE N 30°05'20" W, 24.80 FEET TO A ROD SET; THENCE N 55°59'40" E, 39.80 FEET TO A PIPE FOUND; THENCE N 27°05'51" W, 90.72 FEET TO A PIPE FOUND; THENCE N 57°58'05" W, 201.32 FEET TO A ROD SET ON SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD; THENCE RUNNING ALONG AND WITH SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1450.82 FEET, AN ARC LENGTH OF 305.95 FEET, A TANGENT OF 153.54 FEET, A DELTA OF 12°04'57", A CHORD BEARING OF S 31°29'53" E, AND A CHORD DISTANCE OF 305.38 FEET TO A ROD SET, SAID ROD BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 70,758 SQUARE FEET / 1.624 ACRES.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO JALARAM OF WILLIAMSBURG, INC., A VIRGINIA CORPORATION, BY DEED FROM WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED APRIL 22, 1999, RECORDED APRIL 27, 1999, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT NO. 990551, CORRECTED BY CORRECTION SPECIAL WARRANT DEED RECORDED MAY 17, 1999, IN THE AFORESAID CLERK'S OFFICE AS INSTRUMENT NO. 990648

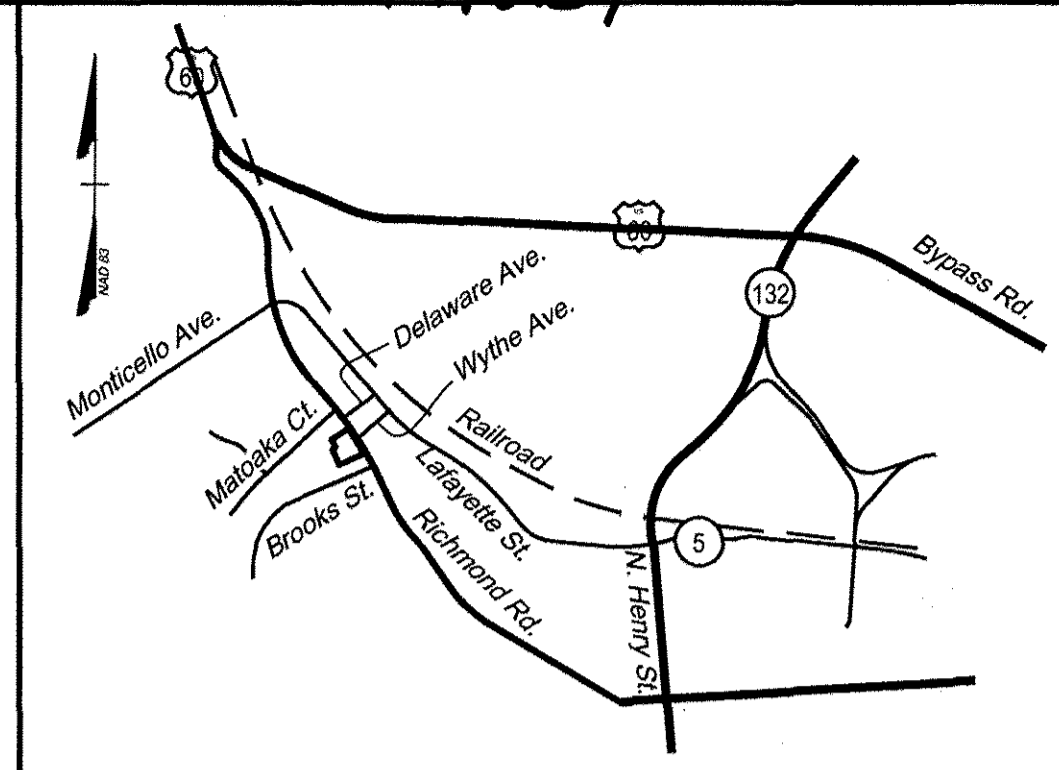
**PROPERTY DESCRIPTION AS SURVEYED**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING, BEING AND SITUATE IN THE CITY OF WILLIAMSBURG, VIRGINIA, BEING DESIGNATED AS PARCEL NUMBER 434-0A-00-007 THE CITY LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A ROD SET ON THE WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD, LABELED HEREON AS P.O.B., BEING 150± FEET NORTH OF THE NORTHERN RIGHT OF WAY LINE OF BROOKS STREET; THENCE DEPARTING SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD S 66°20'42" W, 273.62 FEET TO A PIPE FOUND; THENCE N 23°46'20" W, 25.00 FEET TO A ROD FOUND; THENCE N 22°47'20" W, 125.85 FEET TO A ROD SET; THENCE N 30°05'20" W, 24.80 FEET TO A ROD SET; THENCE N 55°59'40" E, 39.80 FEET TO A PIPE FOUND; THENCE N 27°05'51" W, 90.72 FEET TO A PIPE FOUND; THENCE N 57°58'05" W, 201.32 FEET TO A ROD SET ON SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD;

THENCE RUNNING ALONG AND WITH SAID WESTERN RIGHT OF WAY LINE OF RICHMOND ROAD IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1450.82 FEET, A ARC LENGTH OF 305.95 FEET, A TANGENT OF 153.54 FEET, A DELTA OF 12°04'57", A CHORD BEARING OF S 31°29'53" E, AND A CHORD DISTANCE OF 305.38 FEET TO A ROD SET, SAID ROD BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 70,758 SQUARE FEET / 1.624 ACRES. THIS BEING A PORTION OF THE PROPERTY CONVEYED TO JALARAM OF WILLIAMSBURG, INC, A VIRGINIA CORPORATION BY DEED FROM WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED APRIL 22, 1999 AND RECORDED APRIL 27, 1999 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA AS INSTRUMENT NO. 990648 AND SHOWN IN TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER BCT1608484.



**VICINITY MAP**  
1"=2000'

**SURVEYOR CERTIFICATION**

TO: WILLIAM AND MARY REAL ESTATE FOUNDATION, A VIRGINIA NON-STOCK CORPORATION, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THEIR SUCCESSORS AND/OR ASSIGNS OF EACH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13, 2016.

*Charles F. Davison III*  
CHARLES F. DAVISON III, L.S. LIC. NO. 2980

2 Large/Small Plat(s) Recorded  
herewith as # 171234

City of Williamsburg & County of James City  
Circuit Court; This PLAT was recorded on

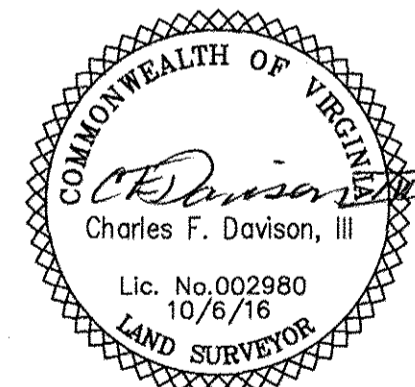
3-17-2017

at 2:10 AM (PM) PG

Document # 171234

MONA A. FOLEY, CLERK Euyabotho O'Connor De

*Mona A. Foley*, Clerk



**ALTA/NSPS LAND TITLE SURVEY  
OF 1.624 ACRES  
SITUATED ALONG THE  
SOUTHERN RIGHT OF WAY LINE OF  
RICHMOND ROAD**

City of Williamsburg	Virginia
Date: Sept. 13, 2016	Scale: 1"=25'
Sheet 1 of 2	J.N.: 38820
Drawn by: C.F.D.	Checked by:
Revised: 10/10/16 Per Revised Title Commitment	

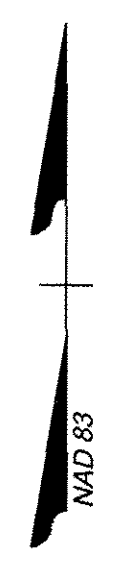
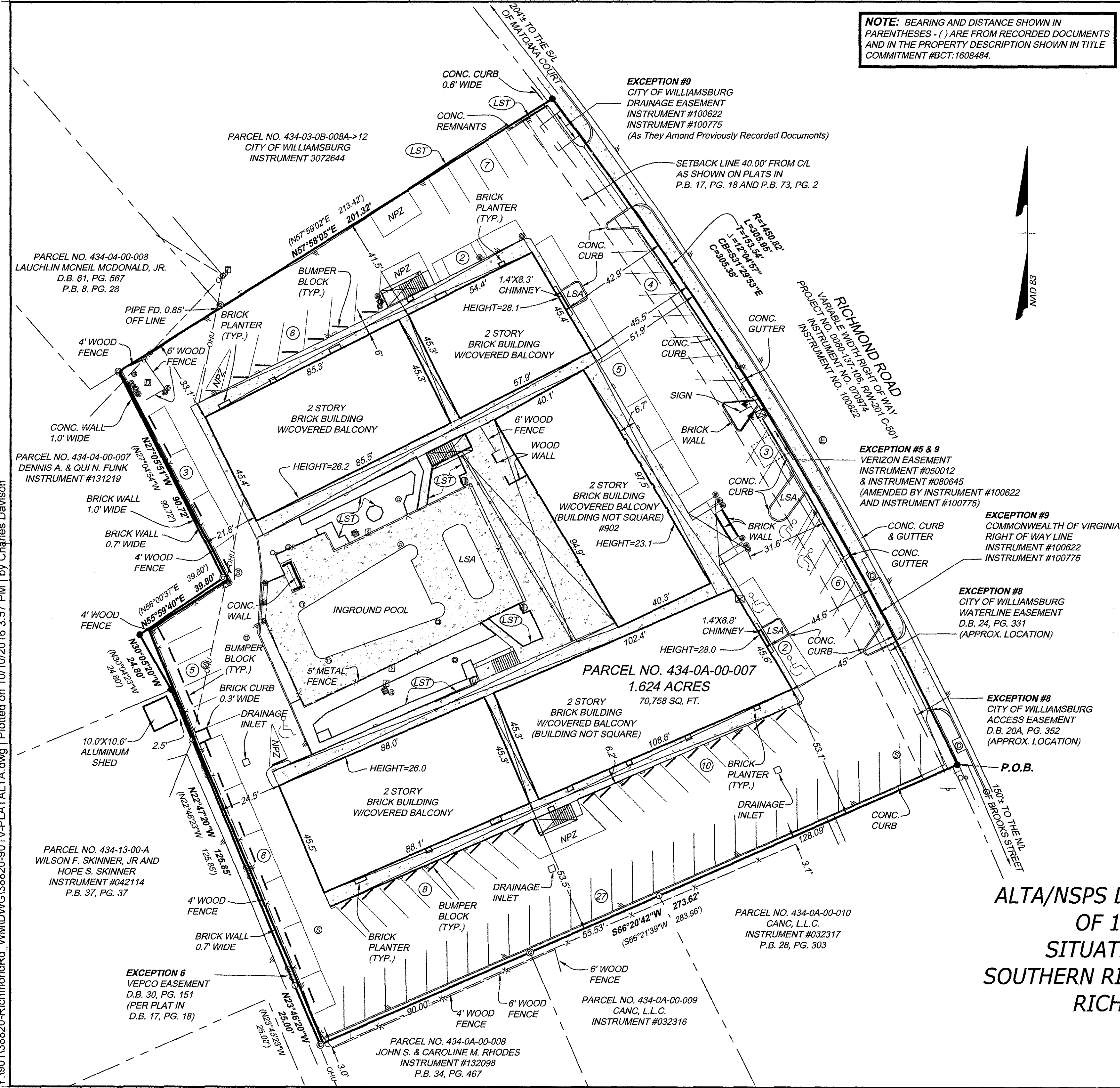
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**TIMMONS GROUP**

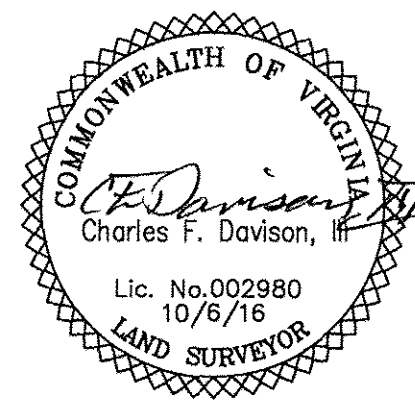
171234

**NOTE:** BEARING AND DISTANCE SHOWN IN PARENTHESES - ( ) ARE FROM RECORDED DOCUMENTS AND IN THE PROPERTY DESCRIPTION SHOWN IN TITLE COMMITMENT #BCT.1608484.



2 Large/Small Plat(s) Recorded  
herewith as # 171234

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
3-17-2017  
at 2:10 AM PM PG  
Document # 171234  
MONA A. FOLEY, Clerk Elizabeth Connor DC  
Mona A. Foley, Clerk



### ALTA/NSPS LAND TITLE SURVEY OF 1.624 ACRES SITUATED ALONG THE SOUTHERN RIGHT OF WAY LINE OF RICHMOND ROAD

City of Williamsburg	Virginia
Date: Sept. 13, 2016	Scale: 1"=25'
Sheet 2 of 2	J.N.: 38820
Drawn by: C.F.D.	Checked by:
Revised: 10/10/16 Per Revised Title Commitment	

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