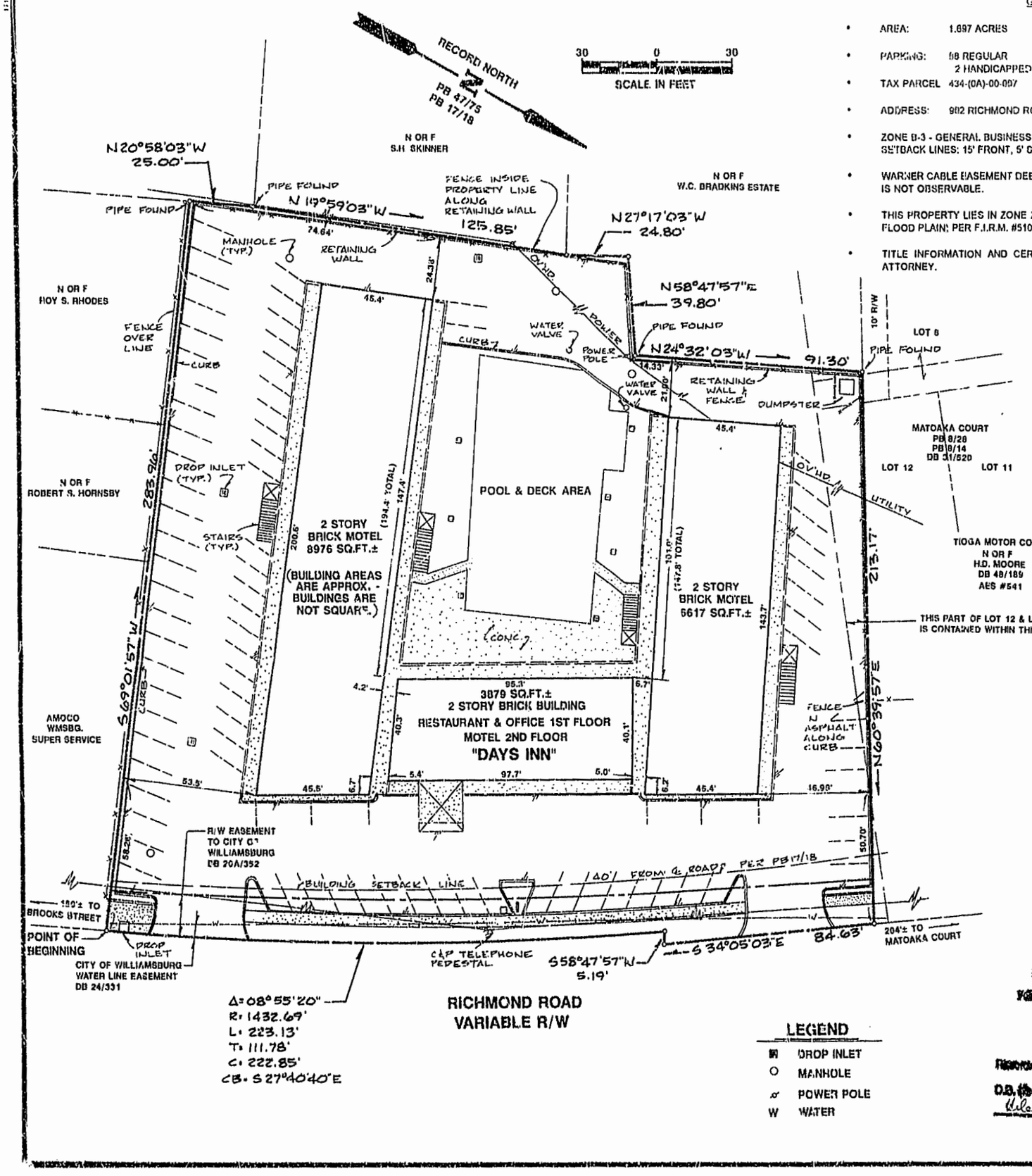
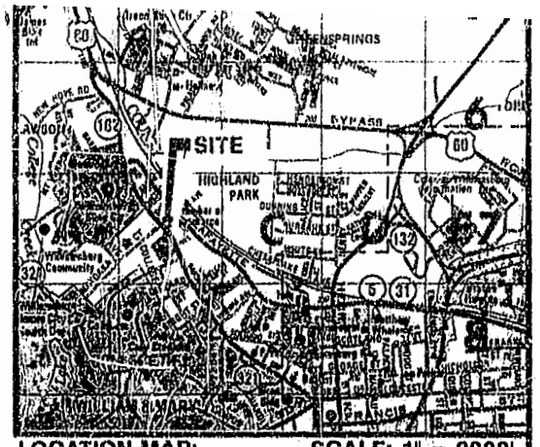


GENERAL NOTES

- AREA: 1.697 ACRES
- PARKING: 58 REGULAR
  2 HANDICAPPED
- TAX PARCEL 434-(0A)-00-007
- ADDRESS: 902 RICHMOND ROAD
- ZONE B-3 - GENERAL BUSINESS
  SETBACK LINES: 15' FRONT, 5' SIDE, 25' REAR (IMPROVEMENTS CONFORM).
- WARNER CABLE EASEMENT DEED BOOK 80, PAGE 444, AFFECTS THIS PROPERTY, BUT IS NOT OBSERVABLE.
- THIS PROPERTY LIES IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510294-005B, DATED J/2/94.
- TITLE INFORMATION AND CERTIFICATION IS AS FURNISHED OR INSTRUCTED BY ATTORNEY.



LOCATION MAP: SCALE: 1" = 2000'

LEGEND

▣	DROP INLET
O	MANHOLE
∅	POWER POLE
W	WATER

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED REGISTERED SURVEYOR (THE "SURVEYOR") HEREBY CERTIFIES THAT (a) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (D) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF THE PROPERTY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS; (E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON (INCLUDING THE PARKING LOTS) AND OTHER PARKING AREAS INDICATING THE NUMBER OF PARKING SPACES WITHIN EACH), AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES AND DISTANCES INDICATED; (F) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN (G) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (H) ALL RECORDED EASEMENTS AS REFERENCED IN THE TITLE COMMITMENT HAVE BEEN CORRECTLY PLATTED HEREON TO THE EXTENT POSSIBLE; (I) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AND (J) THE PROPERTY IS LOCATED WITHIN THE FLOOD ZONE(S) REPORTED ON THIS SURVEY PER THE REFERENCED FLOOD INSURANCE RATE MAP. (A) LENDER, BUYER AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS NOTED AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THE UNDERSIGNED CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THAT DATE OF AN URBAN SURVEY.

Ronald W. Eads

RONALD W. EADS, L.S., NO. 1948

6-13-94

DATE

PROPERTY DESCRIPTION

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF WILLIAMSBURG, VIRGINIA, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "ALTA/ASCM LAND TITLE SURVEY OF 1.697 ACRES +/- OWNED BY CROWN CITIES HOTEL ASSOCIATES LIMITED PARTNERSHIP FOR CONVEYANCE TO WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP, CITY OF WILLIAMSBURG, VIRGINIA", WHICH SAID PLAT IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA.

BEGINNING AT A POINT ON THE R/W LINE OF RICHMOND ROAD, WHICH POINT IS 150'± NORTH OF THE INTERSECTION OF BROOKS STREET; THENCE S69°01'57"W, 283.96' TO A FOUND PIPE; THENCE N20°58'03"W, 25.00' TO A FOUND PIPE; THENCE N19°59'03"W, 125.85' TO A POINT; THENCE N27°17'03"W, 24.80' TO A POINT; THENCE N58°47'57"E, 39.80' TO A FOUND PIPE; THENCE N24°32'03"W, 91.30' TO A FOUND PIPE; THENCE N60°39'57"E, 213.17' TO A POINT; THENCE ALONG THE R/W LINE OF RICHMOND ROAD S34°05'03"E, 84.63' TO A POINT; THENCE ALONG SAID R/W LINE S58°47'57"W, 5.19' TO A POINT; THENCE ALONG SAID R/W LINE OF RICHMOND ROAD IN A CURVE TO THE RIGHT HAVING A Δ OF = 08°55'20", R = 1432.09, L = 223.13', T = 111.78', C = 222.85', CB = S27°40'40"E TO THE POINT OF BEGINNING.

"IT BEING THE SAME PROPERTY CONVEYED TO CROWN CITIES HOTEL ASSOCIATES LIMITED PARTNERSHIP, A NORTH CAROLINA LIMITED PARTNERSHIP, BY DEED FROM WILLIAMSBURG WEST, L.P., A VIRGINIA LIMITED PARTNERSHIP, FORMERLY WILLIAMSBURG WEST PARTNERSHIP, A VIRGINIA GENERAL PARTNERSHIP, DATED FEBRUARY 29, 1988, AND FILED FOR RECORD FEBRUARY 29, 1988, IN DEED BOOK 82, PAGE 723."

PLAT REVISED IN PLAT BOOK 82, PAGE 59

Recorded 12th day of August 1995 at 2:30 PM
D.B. 115 Pg 8
Teste: [illegible] Clerk

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23168
(804) 253-0040
Fax (804) 220-8994

ALTA/ASCM LAND TITLE SURVEY OF 1.697 ACRES±
OWNED BY: CROWN CITIES HOTEL ASSOCIATES LIMITED PARTNERSHIP
FOR CONVEYANCE TO
WILLIAMSBURG VIRGINIA HOTEL LIMITED PARTNERSHIP
CITY OF WILLIAMSBURG VIRGINIA

COMMONWEALTH OF VIRGINIA
6-13-94
RONALD W. EADS
No. 1948
LAND SURVEYOR

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn CMA
Scale 1" = 30'	Date 6/13/94
Project No. 7047	
Drawing No. 1 OF 1	