

- NOTES:
1. THE EASTERLY PROPERTY LINE ALONG THE CENTERLINE OF THE STREAM WAS ORIGINALLY DESCRIBED AS SUCH ON THE PLAT OF COLONIAL PARK SUBDIVISION. THE ORIGINAL CONVEYANCE OF THIS PROPERTY FROM BENEL CORPORATION (D.B. 58, PG. 539) DESCRIBES THE EASTERLY PROPERTY LINE AS RUNNING ALONG THE REAR OF LOTS 17, 18, 19, 20, AND 21 OF COLONIAL PARK SUBDIVISION. (P.B. 12, PG. 31)
 2. THE 40' STRIP OF LAND ADJACENT TO THE C&O RIGHT OF WAY WAS GRANTED AS AN EASEMENT OF RIGHT OF WAY IN D.B. 58, PG. 539 AND BENEL CORPORATION RESERVED THEIR RIGHT, TITLE, AND INTEREST IN THIS PROPERTY. RECORDS INDICATE TITLE TO THIS STRIP OF LAND IS STILL IN THE NAME OF BENEL CORPORATION.
 3. ERRORS IN THE ORIGINAL RECORD PLATS (P.B. 21, PG. 58 & D.B. 60, PG. 549) AND FIELD EVIDENCE HAS RESULTED IN A STRIP OF LAND AND R/W LESS THAN 40' IN WIDTH AND NONCONCENTRIC CURVES IN CURVES C3 & C5.

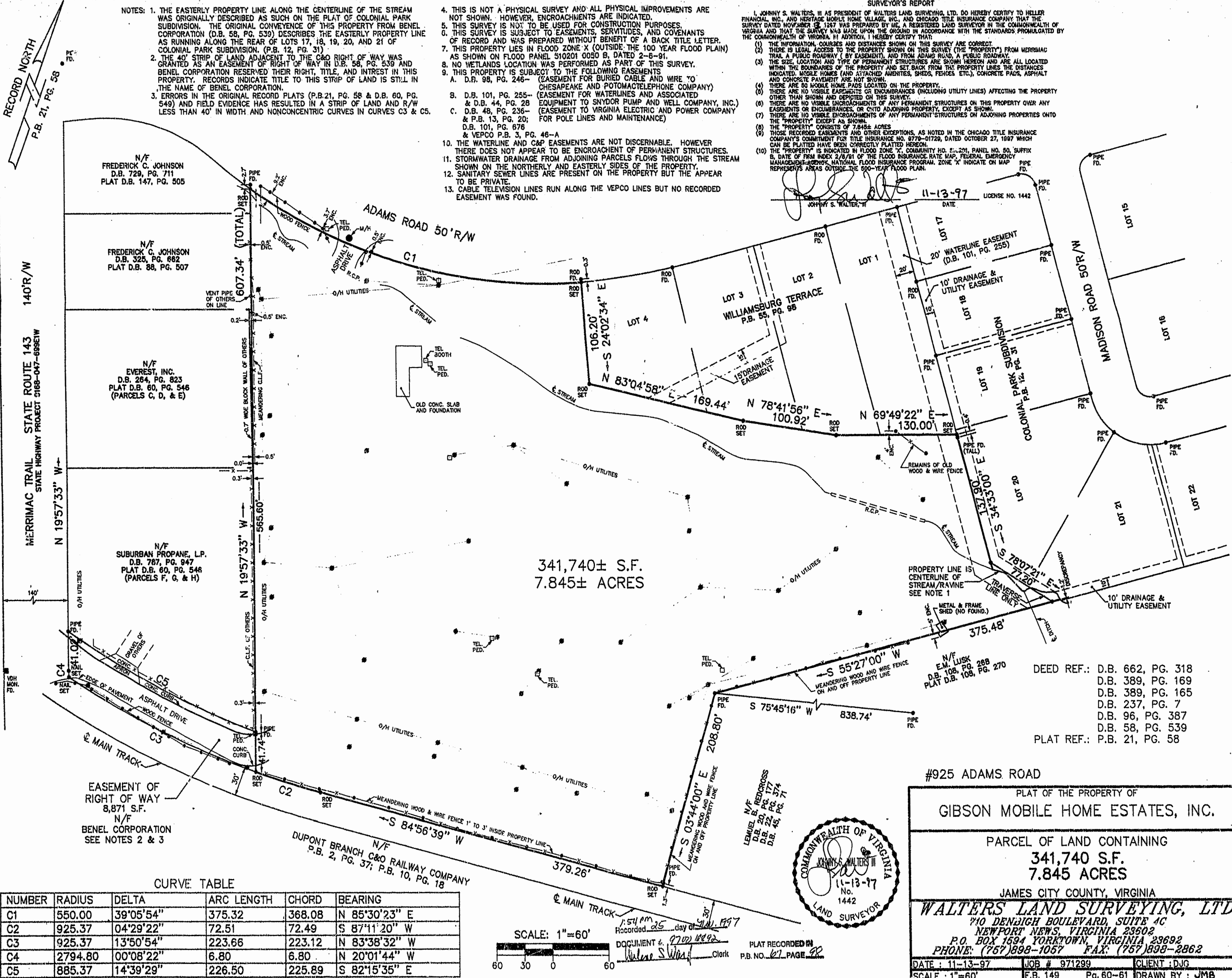
4. THIS IS NOT A PHYSICAL SURVEY AND ALL PHYSICAL IMPROVEMENTS ARE NOT SHOWN. HOWEVER, ENCROACHMENTS ARE INDICATED.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6. THIS SURVEY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD AND WAS PREPARED WITHOUT BENEFIT OF A BACK TITLE LETTER.
7. THIS PROPERTY LIES IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAN) AS SHOWN ON FLOOD PANEL 510201 0080 B, DATED 2-6-91.
8. NO WETLANDS LOCATION WAS PERFORMED AS PART OF THIS SURVEY.
9. THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - A. D.F. 98, PG. 246-- (EASEMENT FOR BURIED CABLE AND WIRE TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY) (EASEMENT FOR WATERLINES AND ASSOCIATED EQUIPMENT TO SNYDOR PUMP AND WELL COMPANY, INC.) (EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY FOR POLE LINES AND MAINTENANCE)
 - B. D.B. 101, PG. 255-- & D.B. 44, PG. 28
 - C. D.B. 48, PG. 236-- (EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY FOR POLE LINES AND MAINTENANCE)
10. THE WATERLINE AND C&P EASEMENTS ARE NOT DISCERNABLE. HOWEVER THERE DOES NOT APPEAR TO BE ENCROACHMENT OF PERMANENT STRUCTURES.
11. STORMWATER DRAINAGE FROM ADJOINING PARCELS FLOWS THROUGH THE STREAM SHOWN ON THE NORTHERLY AND EASTERLY SIDES OF THE PROPERTY.
12. SANITARY SEWER LINES ARE PRESENT ON THE PROPERTY BUT THE APPEAR TO BE PRIVATE.
13. CABLE TELEVISION LINES RUN ALONG THE VEPCO LINES BUT NO RECORDED EASEMENT WAS FOUND.

SURVEYOR'S REPORT

I, JOHNNY S. WALTERS, III AS PRESIDENT OF WALTERS LAND SURVEYING, LTD. DO HEREBY CERTIFY TO HELLER FINANCIAL, INC. AND HERITAGE MOBILE HOME VILLAGE, INC. AND CHICAGO TITLE INSURANCE COMPANY THAT THE SURVEY DATED NOVEMBER 13, 1997 WAS PREPARED BY ME, A REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA AND THAT THE SURVEY WAS MADE UPON THE GROUND IN ACCORDANCE WITH THE STANDARDS PROMULGATED BY THE COMMONWEALTH OF VIRGINIA. I HEREBY CERTIFY THAT:

- (1) THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT.
- (2) THERE IS LEGAL ACCESS TO THE PROPERTY SHOWN ON THIS SURVEY (THE "PROPERTY") FROM MERRIMAC TRAIL A PUBLIC ROADWAY (BY EASEMENT), AND FROM ADAMS ROAD, A PUBLIC ROADWAY.
- (3) THE SIZE, LOCATION AND TYPE OF PERMANENT STRUCTURES ARE SHOWN HEREON AND ARE ALL LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. MOBILE HOMES (AND ATTACHED AMENITIES, SHEDS, FENCES, ETC.), CONCRETE PADS, ASPHALT AND CONCRETE PAVEMENT ARE NOT SHOWN.
- (4) THERE ARE NO MOBILE HOME PADS LOCATED ON THE PROPERTY.
- (5) THERE ARE NO VISIBLE EASEMENTS OR ENCUMBRANCES (INCLUDING UTILITY LINES) AFFECTING THE PROPERTY OTHER THAN SHOWN AND DEPICTED ON THIS SURVEY.
- (6) THERE ARE NO VISIBLE ENCROACHMENTS OF ANY PERMANENT STRUCTURES ON THIS PROPERTY OVER ANY EASEMENTS OR ENCUMBRANCES, OR ONTO ADJOINING PROPERTY, EXCEPT AS SHOWN.
- (7) THERE ARE NO VISIBLE ENCROACHMENTS OF ANY PERMANENT STRUCTURES ON ADJOINING PROPERTIES ONTO THE "PROPERTY" EXCEPT AS SHOWN.
- (8) THE "PROPERTY" CONSISTS OF 7.845± ACRES.
- (9) THOSE RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 8779-01728, DATED OCTOBER 27, 1987 WHICH CAN BE PLATTED HAVE BEEN CORRECTLY PLATTED HEREON.
- (10) THE "PROPERTY" IS INDICATED IN FLOOD ZONE X, COMMUNITY HO. 21-221, PANEL NO. 50, SUFFIX B, DATE OF FIRM INDEX 2/8/91 OF THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM. ZONE X INDICATE ON MAP REPRESENTS AREAS OUTSIDE THE 500-YEAR FLOOD PLAN.

JOHNNY S. WALTERS, III
DATE: 11-13-97
LICENSE NO. 1442



341,740± S.F.
7.845± ACRES

DEED REF.: D.B. 662, PG. 318
D.B. 389, PG. 169
D.B. 389, PG. 165
D.B. 237, PG. 7
D.B. 96, PG. 387
D.B. 58, PG. 539
PLAT REF.: P.B. 21, PG. 58

#925 ADAMS ROAD

PLAT OF THE PROPERTY OF
GIBSON MOBILE HOME ESTATES, INC.

PARCEL OF LAND CONTAINING
**341,740 S.F.
7.845 ACRES**

JAMES CITY COUNTY, VIRGINIA
WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23602
P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
PHONE: (767) 898-1057 FAX: (767) 898-2862

DATE: 11-13-97 JOB # 971299 CLIENT: DJG
SCALE: 1"=60' F.B. 149 Pg. 60-61 DRAWN BY: JMB

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC LENGTH	CHORD	BEARING
C1	550.00	39°05'54"	375.32	368.08	N 85°30'23" E
C2	925.37	04°29'22"	72.51	72.49	S 87°11'20" W
C3	925.37	13°50'54"	223.66	223.12	N 83°38'32" W
C4	2794.80	00°08'22"	6.80	6.80	N 20°01'44" W
C5	885.37	14°39'29"	226.50	225.89	S 82°15'35" E

SCALE: 1"=60'

RECORDED 11-13-97

DOCUMENT # 97024892

PLAT RECORDED IN P.B. NO. 67 PAGE 48

