

LOCATION MAP 1" = 3000'

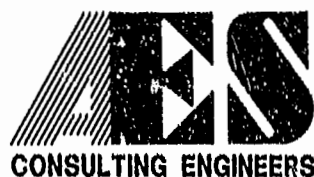
RELEASE PARCEL "B"
(METES AND BOUNDS)

PH. NUMBER	NAME	DIS. FANCY
L1	BX 545.58 W	12.05
L2	A16 44.53 W	11.72
L3	N24 ¹ 72.5 W	12.51
L4	N44 ¹ 72.74 W	11.39
L5	H4 79.12 W	17.16
L6	N14 71.53 W	22.83
L7	K39 51.10 W	13.32
L8	N31 17.28 W	11.57
L9	N20 10.19 W	11.97
L10	N22 40.10 W	22.47
L11	N21 51.11 E	5.24
L12	N40 70.21 E	5.55
L13	S58 59.02 E	10.46
L14	S37 22.01 E	3.48
L15	S17 30.13 W	12.45
L16	S31 07.35 W	4.24
L17	N20 10.19 W	11.97
L18	N32 06.47 E	13.29
L19	N55 50.49 E	1.52
L20	S45 06.46 E	3.69
L21	S6 71.10 W	9.15
L22	S68 06.30 E	6.03
L23	S89 39.08 E	7.24
L24	N84 06.70 E	64.40
L25	N40 43.53 W	11.97
L26	N86 36.10 W	10.57
L27	N72 23.54 W	5.51
L28	N26 08.44 E	7.66
L29	N06 13.22 W	41.56
L30	N06 56.29 E	13.67
L31	N20 54.59 E	17.35
L32	N31 72.55 E	52.19
L33	N20 10.19 W	4.27
L34	N31 35.54 E	50.64
L35	N36 17.72 W	3.46
L36	N04 50.01 E	3.55
L37	H32 04.13 E	22.11
L38	H60 20.53 E	4.30
L39	N61 04.93 E	4.35
L40	S56 47.07 E	19.71
L41	S21 02.11 E	11.97
L42	S73 78.01 E	5.45
L43	S63 54.29 E	5.36
L44	N07 16.53 E	15.45
L45	S91 54.59 E	5.45
L46	S37 51.51 E	7.01
L47	S28 01.03 E	6.95
L48	S68 59.15 E	26.61
L49	S21 02.11 E	16.59
L50	S03 08.41 E	98.19
L51	S39 02.19 W	17.71

NOTE:
THERE SHALL BE PERPETUAL EASEMENTS ACROSS
LOTS 1 AND 3 TO THE STORMWATER MANAGEMENT
FACILITIES LOCATED ON LOTS 1, 2 AND 3. THE
PURPOSE OF THIS EASEMENT IS TO ALLOW THE
LOT OWNERS THE ABILITY TO ACCESS, IMPROVE
AND MAINTAIN THE STORMWATER FACILITIES ON
LOTS 1 AND 3
(P.D. 53, PG. 56)

PROPERTY DESCRIPTION LOT 1
(INCLUDES RELEASE PARCELS)









ALL THAT CERTAIN PARCEL OF LAND LOCATED IN THE DERKELEY DISTRICT OF JAMES CITY COUNTY, VIRGINIA DESCRIBED AS BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 60 (160' RIGHT-OF-WAY) WHICH SAID CONCRETE MONUMENT IS N191°44'00" W A DISTANCE OF 0.5324" FROM THE CORNER OF THE WESTERLY RIGHT-OF-WAY OF OLD TOWNE ROAD, ROUTE 658, TO THE NORTHERLY RIGHT-OF-WAY OF OLD TOWNE ROAD, ROUTE 658, AND 7°04' SAID POINT OF BEGINNING RUNNING ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. RT. 60, S191°44'00", 318.18' TO A CONCRETE MONUMENT FOUND, CORNER TO THIS PARCEL OF LAND, THENCE S84°02'19" W, 143.50' TO A CONCRETE MONUMENT FOUND, THENCE S08°42'00" W, 143.00' TO A CONCRETE MONUMENT FOUND, THENCE S18°15'00" W, 292.01' TO A CONCRETE MONUMENT FOUND, THENCE S08°42'00" W, 178.10' TO A CONCRETE MONUMENT FOUND IN THE NORTHERLY RIGHT-OF-WAY OF OLD TOWNE ROAD, S84°02'19" W, 79.16' TO A POINT, THENCE S32°02'19" W, 14.14' TO A POINT, THENCE S84°02'19" W, 143.50' TO A POINT, THENCE S32°02'19" W, 27.23' TO A POINT, THENCE S08°42'00" W, 143.00' TO A POINT, THENCE S18°15'00" W, 292.01' TO A POINT, THENCE S08°42'19" W, 131.63' TO A RAILROAD SPIKE FOUND, SAID SPIKE BEING ON THE RIGHT-OF-WAY OF OLD TOWNE ROAD, AND A CORNER TO LOT 3, THENCE ALONG THE LINE OF LOT 3 S191°44'00" W, 318.18' TO THE CORNER OF THE WESTERLY RIGHT-OF-WAY OF OLD TOWNE ROAD, THENCE S08°42'00" W, 143.00' TO A CONCRETE MONUMENT FOUND, THENCE N01°15'31" W, 174.44' TO A CONCRETE MONUMENT FOUND, THENCE N01°15'00" W, 116.37' TO THE SAID POINT OF BEGINNING AND CONTAINING 13.32 ACRES MORE OR LESS, AND IS AS SHOWN ON A PLAT RECORDED IN THE CLERK'S OFFICE FOR THE COUNTY OF JAMES CITY IN PLAT



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

LEGEND

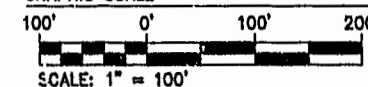
- | | |
|-----------|----------------------------------|
| ▲ | GAS VALVE |
| ○ LT POLE | LIGHT POLE |
| ♿ | HANDICAP PARKING SPACE (PAINTED) |
| ☎ | TELEPHONE PEDESTAL |
| SV | SAINTARY SEWER VALVE |
| DI | DROP INLET |
| • | GOLLARD |
| T/C | TIMBER CURB |
| BSL | BUILDING SETBACK LINE |
| RCF | REINFORCED CONCRETE PIPE |
| P.O.B. | POINT OF BEGINNING |
| E/P | EDGE OF PAVEMENT |

- | | |
|--|------------------------------|
|  | CONCRETE |
| CMF | CONCRETE MONUMENT FOUNDATION |
| SAH MH  | SANITARY SEWER MANHOLE |
| PP  | POWER POLE |
| SEWER CO  | SANITARY SEWER CLEANOUT |
| WM  | WATER METER |
| FM  | FIRE HYDRANT |
| WV H | WATER VALVE |
| SC  | SIAMESE CONNECTION |
| PIV  | POST INDICATOR VALVE |

EASEMENTS

1. VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT IN DEED BOOK 464, PAGE 163 IS PLOTTED AND SHOWN TO THE EXTENT POSSIBLE.
2. CHESAPEAKE AND POTOMAC EASEMENT IN DEED BOOK 472, PAGE 744 IS PLOTTED AND SHOWN.
3. EASEMENTS APPEARING OF RECORD IN DEED BOOK 436, PAGE 175 ARE NOT PLOTTED OR SHOWN.

GRAPHIC SCALE



SCALE: 1" = 100'

REFERENCES

1. PLAT BOOK 53, PAGE 56.
2. "PLAT SHOWING IMPROVEMENTS LOT 1, EWELL STATION OWNED BY EWELL STATION, INC." BY AES, A PROFESSIONAL CORPORATION, DATED MARCH 19, 1991.

NOTES

1. PROPERTY ADDRESS IS 5601 RICHMOND ROAD, WILLIAMSBURG, VIRGINIA
2. PROPERTY IS TAX ASSESSOR'S PARCEL (33-3) (1-2).
3. PROPERTY LIES IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.510201-00358, DATED 2/6/91.
4. PROPERTY IS ZONED B-1. (GENERAL BUSINESS DISTRICT)
THE FOLLOWING YARD REQUIREMENTS, AND BUILDING HEIGHT ARE BASED ON CURRENT ZONING.
5. MINIMUM YARD REQUIREMENTS:
Rear: 20'
SIDE: 20'
FRONT: 50'
6. MINIMUM BUILDING HEIGHT IS 60'.
7. PARKING TABULATIONS:
MINIMUM SPACES = 9 PROVIDED, 7 REQUIRED
REGULAR SPACES = 319 PROVIDED, 274 REQUIRED
TOTAL SPACES = 328

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY PETER I. AND GRACE REBECCA SCOTT PALUZZI TO EWELE STATION, INC. DATED MAY 1, 1989 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 436, PAGE 171.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF VIRGINIA, CERTIFIES TO (1) PRUDENTIAL MORTGAGE CAPITAL COMPANY, LLC AND ITS SUCCESSORS AND ASSIGNS AND (2) LAWYERS TITLE INSURANCE CORPORATION AS FOLLOWS:

1. THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED HER, MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," WHOLLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 AND MEETS THE ACCURACY REQUIREMENTS FOR AN URBAN SURVEY.
2. THE SURVEY WAS MADE ON THE GROUND ON SEPTEMBER 15, 1988 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE METES AND BOUNDS DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS, PARKING AREAS AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE GROUND ENCRoACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHT OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT LR1988972 DATED OCTOBER 2, 1998, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS COULD BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. EXCEPT AS SHOWN ON THE SURVEY THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. EXCEPT AS SHOWN ON THE SURVEY NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

G. T. Wilson, Jr.
G. T. WILSON, JR.
CERTIFICATE NO. 110

DATED: 7/17/98
7/24/99

"ALTA/ACSM LAND TITLE SURVEY"

LOT 1, EWELL STATION
PROPERTY OF
EWELL STATION, INC.

BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



		PLAT RECORDED IN	RECORDED <u>10</u>	MAY 11, <u>1961</u>	JF
		P.B. NO. <u>211</u> PAGE <u>1</u>	DOCUMENT <u>1510959</u>	<u>2150</u>	JF
			<u>Walter S. Slick</u>	CHS	
3	7/23/62	REDUCED PLAT TO 18 X 24 TO RECORD	<u>WAL</u>		JF
2	7/20/69	REVISED RELEASE PARCEL "A"	<u>WAL</u>		JF
1	5/12/69	REVISED CENTER SECTION, RETAIL AREA, AND PARKING	<u>WAL</u>		JF
No.	DATE	REVISION / COMMENT / NOTE			B'

Designed	Drawn JFS
Scale 1"=100'	Date 9/15/98
Project No. 6874	
Drawing No. 1 OF 1	