

NOTES:

- THIS PLAT REPRESENTS A LAND BOUNDARY SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY IS CORRECT AND COMPLIES WITH THE "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" OF THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS, EFFECTIVE OCTOBER 1, 1997.
- THIS BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY AND TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT NUMBER 991049AT - DATED JULY 17, 1999. THIS SURVEY REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS FURNISHED IN THE ABOVE MENTIONED TITLE REPORT.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED FOR THIS SURVEY.
- WETLANDS, IF ANY WERE NOT LOCATED OR DELINEATED FOR THIS SURVEY.
- THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC. HIDDEN OR OBSTRUCTED AT THE TIME OUR FIELD SURVEY WAS PERFORMED.
- NO OBSERVABLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS NOTED ON THE SUBJECT PROPERTY.
- PARCEL LIES IN F.I.R.M. ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO COMMUNITY PANEL NUMBER 510294 0005 B DATED MARCH 2, 1994.
- AN ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO IDENTIFY ABOVE GROUND EVIDENCE OF PUBLIC UTILITIES. FOR COMPLETE INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.
- CONNOLLY AND ASSOCIATES, INC. MADE NO ATTEMPT TO LOCATE EXISTING UNDERGROUND UTILITIES.
- RETAINING WALLS, FENCES, CONCRETE STOOPS, WALKS, CLOTHS LINES, ELECTRIC METERS, ROOF OVERHANGS, PARKING SPACES AND OTHER IMPROVEMENTS FALLING WITHIN THE PERIMETER BOUNDARY ARE CONSIDERED INCIDENTAL IMPROVEMENTS AND MAY NOT HAVE BEEN FIELD LOCATED OR SHOWN ON THIS SURVEY.

- THIS SURVEY IS BASED ON A TITLE REPORT PROVIDED FIRST AMERICAN TITLE INSURANCE COMPANY (COMMITMENT NUMBER 991049AT) DATED 7/17/1999. SCHEDULE B - SECTION II, REQUIREMENTS ARE LISTED BELOW IN NUMERICAL ORDER:

EASEMENTS (as labeled in title report)

- Easement granted to The Chesapeake and Potomac Telephone Company of Virginia, for communication system and related appurtenances. (Deed Book 40, page 353)
- Easement granted to Virginia Electric and Power Company for transmission and distribution of electricity and related appurtenances. (Deed Book 41, page 580)
- Easement granted to Virginia Electric & Power Company for transmission and distribution of electricity and related appurtenances. (Deed 42, page 125)
- Easement granted to Monticello Properties, Inc., a Virginia Corporation for sewer and water lines. (Deed Book 44, page 4)
- Easement granted to Julia Ann Apartments, Incorporated; Herbert V. Kelly, William R. Hall and Pauline S. Lawson, Trustees for perpetual right-of-way. (Deed Book 72, page 66)
- Thirty foot (30') Ingress - egress, drainage and utility easement and a twenty foot (20') utility and drainage easement. (Deed Book 72, page 68)

SURVEYORS COMMENTS

- Does not appear to affect the parcel surveyed.
- Does not appear to affect the parcel surveyed.
- Does not appear to affect the parcel surveyed.
- Unable to determine exact location. Sewer/water manholes shown on plat.
- Easement shown on survey

EASEMENTS/RIGHT-OF-WAYS THAT WERE NOT LISTED IN TITLE REPORT

- Right-of-Way take along New Hope Road. (Deed Book 58, Page 483)
- Water Main Easement (Deed Book 38, Page 455)
- Unplatted Private Roads as shown per city tax map.

SURVEYORS COMMENTS

- New Right-of-Way shown survey
- Easement is shown on survey
- All roads are shown on survey

CURVE TABLE INFORMATION

| No. | DELTA | CHORD BEARING | TAN | RADIUS | ARC | CHORD |
|-----|-----------|---------------|--------|---------|--------|--------|
| C1 | 22°53'00" | N 56°00'05" E | 87.71 | 433.37 | 173.08 | 171.94 |
| C2 | 18°47'30" | N 76°50'20" E | 185.48 | 1120.92 | 367.34 | 365.99 |

LINE TABLE INFORMATION

| No. | DIRECTION | DISTANCE |
|-----|---------------|----------|
| L1 | N 67°26'35" E | 109.18' |
| L2 | N 86°14'14" E | 35.35' |

PARCEL INFORMATION

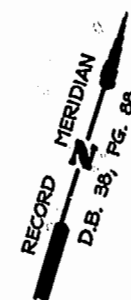
TAX MAP #: 403-(0A)-00-019
 ADDRESS: 1400-A through 1456-B North Mount Vernon Avenue
 PARCEL AREA: 261,194.9477 S.F. = 5.9962 ACRES

LEGEND

- IRS Iron Rod Set
- IPF Iron Pipe Found
- PPF Pinch Pipe Found
- IPF* Iron Pipe Found Disturbed

CURRENT SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY C.H. LAWSON AND PAULINE S. LAWSON, HUSBAND AND WIFE TO SPRING ROADS APARTMENTS, INCORPORATED BY A DEED DATED MAY 3, 1965 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 38, AT PAGE 86. SPRING ROADS APARTMENT, INCORPORATED ON OCTOBER 2, 1991, CHANGED ITS NAME TO LAWSON ENTERPRISES, INC., A VIRGINIA CORPORATION.

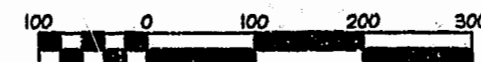
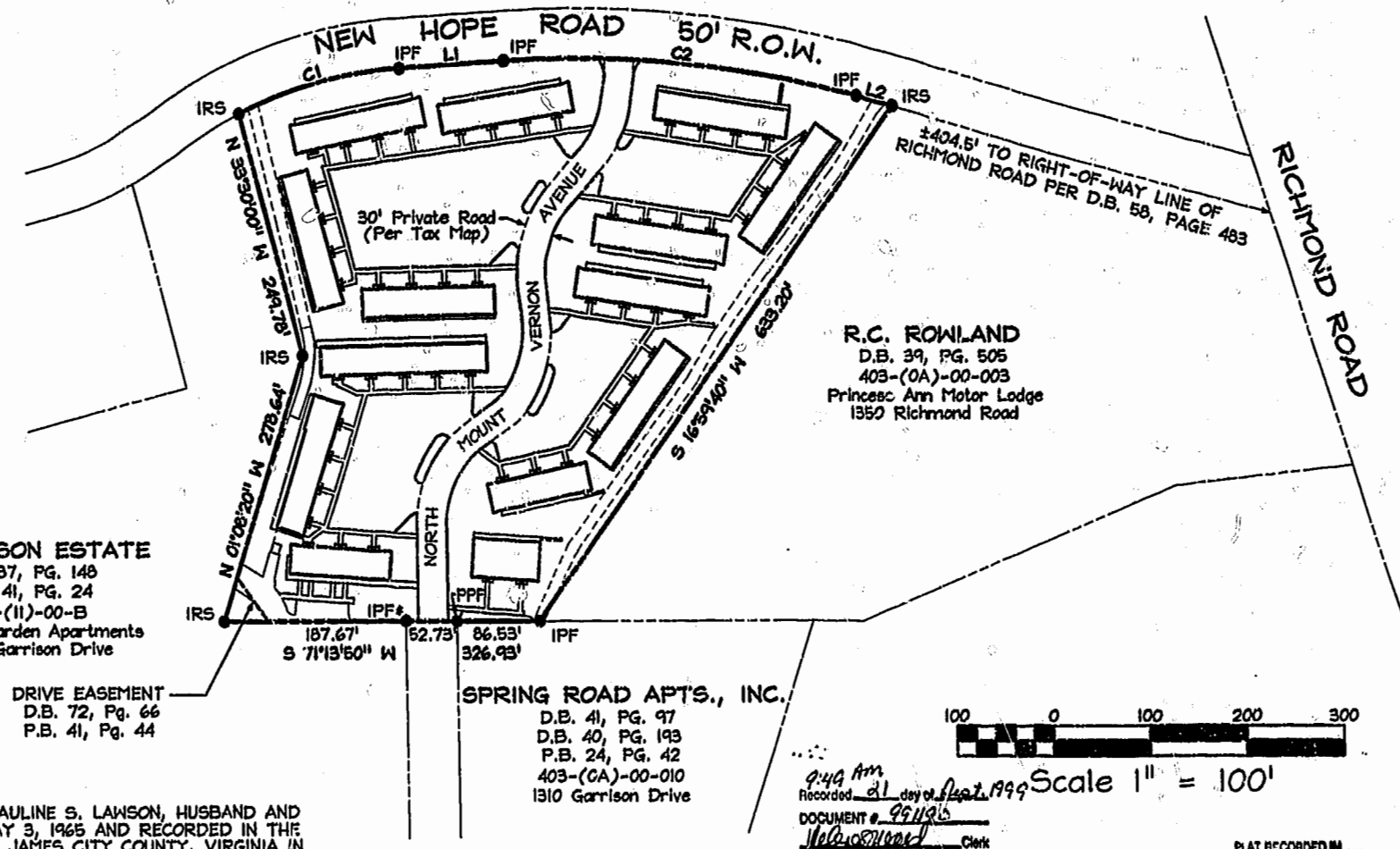


C.H. LAWSON ESTATE
 D.B. 37, PG. 148
 P.B. 41, PG. 24
 403-(11)-00-B
 Clinton Garden Apartments
 1310 Garrison Drive

DRIVE EASEMENT
 D.B. 72, PG. 66
 P.B. 41, PG. 44

SPRING ROAD APTS., INC.
 D.B. 41, PG. 97
 D.B. 40, PG. 193
 P.B. 24, PG. 42
 403-(CA)-00-010
 1310 Garrison Drive

R.C. ROWLAND
 D.B. 39, PG. 505
 403-(0A)-00-003
 Princess Ann Motor Lodge
 1350 Richmond Road



9:49 Am
 Recorded - 21 day of Feb 1999
 DOCUMENT # 991049AT
 [Signature] Clerk

PLAT RECORDED IN
 P.B. NO. 74 PAGE 57 + 58

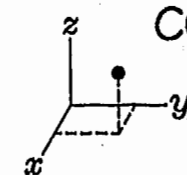


SCALE: 1" = 100'
 DATE: 7/29/1999
 DRAWN BY: MHC
 APPROVED BY: CAC
 CAD FILE: 991077.DWG
 FIELD FILE: 991077.RAW
 PROJECT No. 991077
 SHEET 1 OF 2

REFERENCES:

- DEED BOOK 38, PAGE 86
 DEED BOOK 38, PAGE 88 (PLAT)
 ADJOINING PROPERTY REFERENCES ARE AS NOTED.

LAND BOUNDARY SURVEY
 OF
 SPRING ROAD APARTMENTS
 STANDING IN THE NAME OF:
 LAWSON ENTERPRISES, INC.
 CITY OF WILLIAMSBURG, VIRGINIA



CONNOLLY & ASSOCIATES, INC.
 Surveying • Mapping

107 Thomas Nelson Lane, Williamsburg, Virginia 23185
 Telephone: 757-565-1677 Fax: 757-565-0782
 Email: casurveys@aol.com