

GENERAL NOTES:

1. THIS PLAT MADE TO AGREE WITH RECORD PLATS AND FOUND GROUND EVIDENCE AS NEAR AS POSSIBLE.
2. ROUTE 615 RIGHT-OF-WAY IS BASED UPON FOUND MARKERS, AND VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0199-047-F03, PE-103, RW-205, C-503, AS SHOWN IN THE AMENDED CERTIFICATE OF TAKE RECORDED IN LAND RECORD #990016106.
3. MONTICELLO AVENUE EXTENSION IS BASED UPON FOUND MARKERS & VIRGINIA DEPT. OF TRANSPORTATION PLANS, PROJECT NUMBER 0199-047-F03, PE-103, RW-205, C-503, AS SHOWN IN THE AMENDED CERTIFICATE OF TAKE RECORDED IN LAND RECORD #990016106.
4. PROPERTY IS IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER COMMUNITY PANEL 510201 0035B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: FEBRUARY 6, 1991.
5. PROPERTY IS ZONED M1 (LIMITED BUSINESS/INDUSTRIAL DISTRICT)

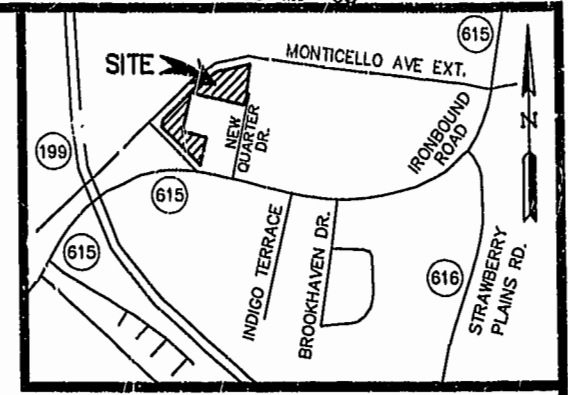
- M-1 ZONING RESTRICTIONS:**
- MINIMUM LOT SIZE: 10,000 SQ. FT.
 - MINIMUM LOT WIDTH: 75'
 - MAXIMUM BUILDING HEIGHT: 35'
- SETBACKS:**
- 50' FRONT BUILDING SETBACK
 - 20' SIDE BUILDING SETBACK
 - 20' REAR BUILDING SETBACK

6. PROPERTY IS ALL OF TAX PARCELS:
(38-4)(1-3G)
(38-4)(1-3E)
(38-4)(1-3F)
PART OF (38-4)(1-4)
7. PROPERTY ADDRESSES:
(38-4)(1-3G) - 5223 MONTICELLO AVENUE
(38-4)(1-3E) - 4023 IRONBOUND ROAD
(38-4)(1-3F) - 4025 IRONBOUND ROAD
8. AREA TABLE:

PARCEL A	1.180 ACRES
PARCEL B	0.397 ACRES
PARCEL C	3.352 ACRES
PARCEL D	0.115 ACRES
PARCEL E	0.115 ACRES
TOTAL AREA	5.159 ACRES

12. AREA OF PARCEL C, FORMERLY PARCEL A, IS SHOWN AS 3.346 ACRES IN PLAT BOOK 75, PAGE 99. AREA OF PARCEL C IS SHOWN AS 3.352 ACRES ON THIS SURVEY PER AMENDED HIGHWAY TAKE RECORDED IN LAND RECORD #990016106.

9. NO PUBLIC WATER WELLS WERE OBSERVED WITHIN 2500' OF PROPERTY.
10. BERKELEY MIDDLE SCHOOL LIES 1.6± MILES TO THE EAST OF THE SITE ALONG IRONBOUND ROAD.
11. LOCATIONS OF PRIVATE WELLS AND BASEMENTS ARE UNKNOWN AND WERE NOT LOCATED BY THIS SURVEYOR.



VICINITY MAP
SCALE 1"=4000'

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY NATIONAL TITLE SERVICES AND EXXON MOBIL CORPORATION
COMMITMENT NUMBER 00110202, DATED 12/5/00.

THE UNDERSIGNED LICENSED LAND SURVEYOR HEREBY CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF (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 SHOWN HEREON; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS SUPERVISION; (C) 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 ON TO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON 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 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 DISTANCES 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; (J) THE PROPERTY IS LOCATED WITHIN THE FLOOD ZONE(S) REPORTED ON THIS SURVEY PER THE REFERENCED FLOOD INSURANCE RATE MAP. (K) 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.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 8, 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Paul W. Michael, Jr.
PAUL W. MICHAEL, JR., L.S.
VIRGINIA LICENSED
LAND SURVEYOR #002438

12/6/00
DATE

SCHEDULE "B" EXCEPTION NOTES

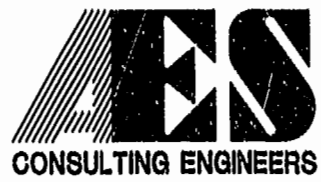
- A. EXCEPTION 7 - EASEMENT AS REFERENCED IN LAND RECORD #000022227 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.
- B. EXCEPTION 8 - RIGHTS TO PRIVATE ROADWAY CANNOT BE PLOTTED ON THIS SURVEY.
- C. EXCEPTION 9 - EASEMENT AS REFERENCED IN DEED BOOK 184, PAGE 513 DOES NOT APPEAR TO AFFECT THESE PROPERTIES.

PROPERTY DESCRIPTION

ALL THOSE CERTAIN PARCELS OR TRACTS OF LAND, WITH THE IMPROVEMENTS SHOWN THEREON, SITUATE, LYING AND BEING IN THE BERKELEY DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA, CONTAINING A TOTAL OF 5.159 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF MONTICELLO AVENUE EXTENSION AND THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 615 RELOCATED. THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF MONTICELLO AVENUE EXTENSION N46°23'51"E, 431.61' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 723.51', AN ARC LENGTH OF 42.32', A CHORD BEARING OF N48°04'24"E AND A CHORD DISTANCE OF 42.32' TO AN IRON ROD FOUND; THENCE S77°26'22"E, 68.29' TO AN IRON ROD FOUND; THENCE N57°33'24"E, 100.01' TO AN IRON ROD FOUND; THENCE N12°33'10"E, 68.29' TO AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 723.51', AN ARC LENGTH OF 305.60', A CHORD BEARING OF N77°27'53"E AND A CHORD DISTANCE OF 303.33' TO A POINT; THENCE DEPARTING THE SOUTHEASTERLY RIGHT OF WAY LINE OF MONTICELLO AVENUE EXTENSION AND BEING ALONG THE LINE OF THE UNITED STATES POSTAL SERVICE, S07°23'40"W, 303.75' TO AN IRON PIPE FOUND, SAID PIPE BEING ON THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE; THENCE ALONG THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE S13°47'52"W, 74.48' TO AN IRON PIPE FOUND; THENCE DEPARTING THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE AND BEING ALONG THE LINE OF BELL ATLANTIC-VIRGINIA, INC., N76°41'18"W, 500.00' TO AN IRON ROD FOUND; THENCE S13°47'52"W, 340.00' TO AN IRON ROD FOUND; THENCE S76°41'18"E, 500.00' TO A POINT ON THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE; THENCE ALONG THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE S13°47'52"W, 10.17' TO AN IRON ROD FOUND; THENCE DEPARTING THE WESTERLY PRIVATE RIGHT OF WAY LINE OF NEW QUARTER DRIVE AND BEING ALONG THE LINE OF NORTHWEST HOMES ASSOC., N76°38'58"W, 215.00' TO AN IRON ROD FOUND; THENCE S13°51'12"W, 259.93' TO AN IRON ROD FOUND, SAID ROD BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 615 RELOCATED; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 615 RELOCATED N50°04'24"W, 237.71' TO A POINT; THENCE N44°32'44"W, 303.87' TO A POINT; THENCE N01°23'51"E, 50.01' TO THE POINT OF BEGINNING.

EXXON REFERENCE: SEC MONTICELLO AVE. @ IRONBOUND RD. (RELOCATED)



5248 Olde Towne Road, Suite 1
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ALTA/ACSM LAND TITLE SURVEY
OF PROPERTY OWNED BY
PHILIP O. RICHARDSON TRUSTEE OF
THE PHILIP O. RICHARDSON REVOCABLE TRUST
& PHILIP O. RICHARDSON
LOCATED IN NEW QUARTER INDUSTRIAL PARK
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
		PLAT RECORDED IN	
		Recorded 13 day of December 2000	DD
		PLAT NO. 119 PAGE 101	
		DOCUMENT # 0002438	2:11

Williamsburg/James City County

Designed PJM	Drawn PJM
Scale N/A	Date 12/6/00
Project No. 8500-01	
Drawing No. 1 of 2	