

THIS IS TO CERTIFY THAT I, ON **April 25, 1988** SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDING ARE AS SHOWN ON THIS PLAT.

THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN.

SIGNED *John M. Horton* L.S.

SURVEYOR'S CERTIFICATION

I hereby certify to **TICOR TITLE INSURANCE COMPANY, (a stock company), a California corporation and The Mutual Life Insurance Company of New York** that this survey made under my supervision on **April 25, 1988** correctly shows the relation of the buildings and other structures on the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey or of buildings or structures located on said land, nor encroachment of adjoining buildings or structures onto said land, except as shown, noted and described on the survey; and that the property shown and described hereon has access to dedicated public streets abutting such property as shown on this plat; and that no part of the property lies within any existing flood hazard or flood plain area; that (1) the lowest building (s) floor elevation (including lobbies, garages, basements, mechanical rooms, etc.) is 2'-0" minimum above 100-year flood level and (2) finished parking area surfaces and balance of property outside building limits are 1'-0" minimum above 100-year flood level. I further certify that the property contains striped parking spaces for 408 automobiles.

Note Continued :

- 4. C&P Easement, Deed Book 244, Page 342.
- 5. C&P Easement, Deed Book 457, Page 527.
- 6. Veeco Easement, Deed Book 470, Page 306.

$\Delta = 17^{\circ}03'06''$
 Ch. Brq. $N43^{\circ}03'35''E$
 R = 864.40'
 L = 408.12'
 T = 207.94'
 Ch. = 404.34'

45' x 100' Ingress-Egress Easement From Parcel "A" To Parcel "B" In Perpetuity

Parcel "B"
 37,440 S.F.
 0.860 Acres

Vacated Cul de Sac
 $\Delta = 6^{\circ}02'31''$
 Ch. Brq. $N65^{\circ}21'41''E$
 R = 342.10'
 L = 99.35'
 T = 49.72'
 Ch = 99.30'

$\Delta = 11^{\circ}41'48''$
 Ch. Brq. $N62^{\circ}29'02''E$
 R = 592.78'
 L = 122.05'
 T = 61.24'
 Ch = 121.83'

Now Or Formerly **James O. Smithley**
 (D.B. 71, Pa. 479)

Now Or Formerly **James E. Hogg**
 (D.B. 71, Pa. 226)

- Notes: 1) This Property Served With Natural Gas.
 2) 10' Water line Easement Dedicated To City Of Newport News, Virginia (D.B. 503, P. 868-872)
 3) 10' Utility (Sanitary Sewer) Easement As Shown On Plat By Hassell & Folkes, P.C. Dated 8-26-86 (To Be Recorded)

Filed in the Clerk's Office, Circuit Court, York Co., Va. the 27 day of April 1988
 Teste: *Edith M. Elliott*, Clerk

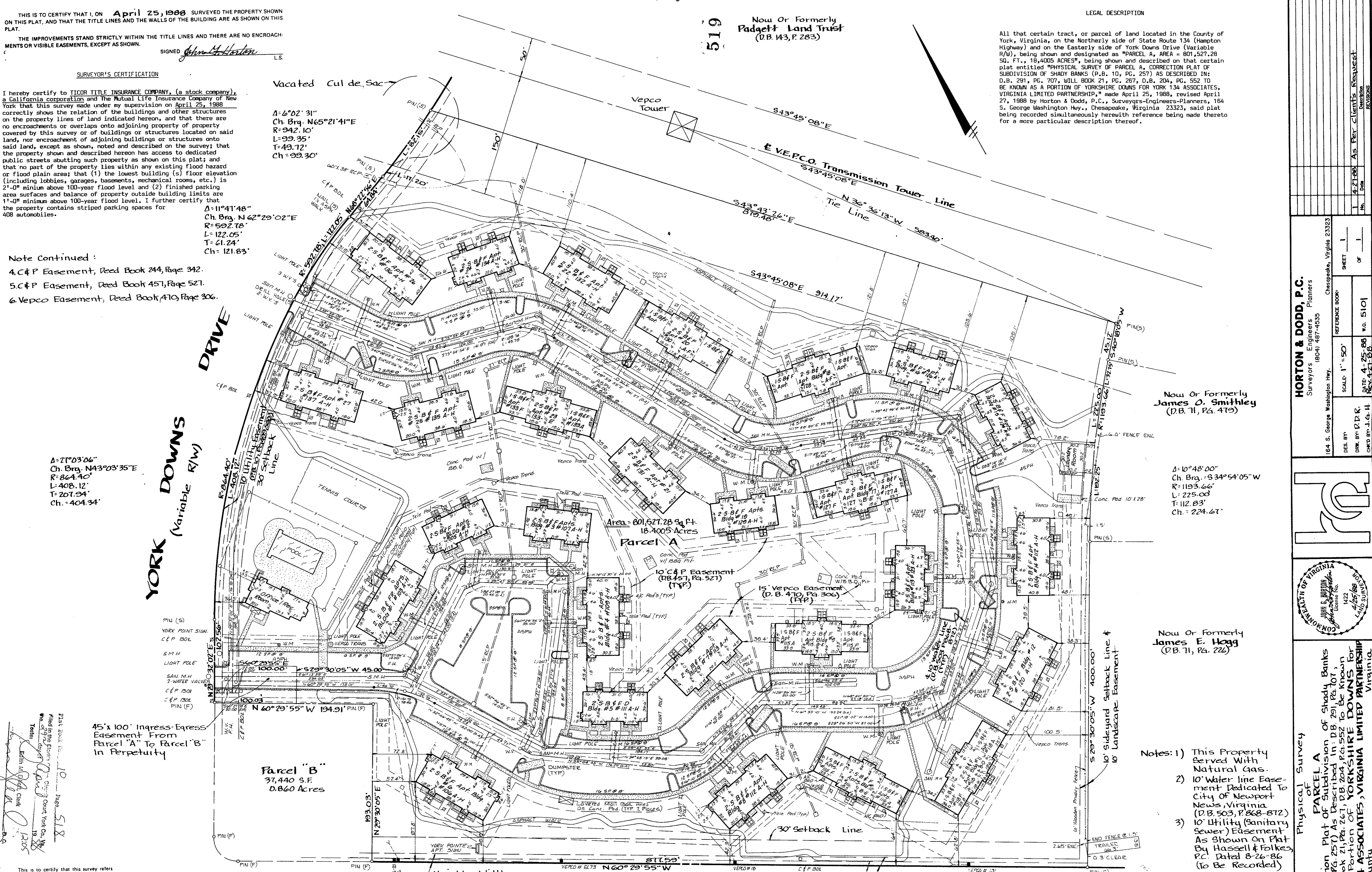
LEGAL DESCRIPTION
 All that certain tract, or parcel of land located in the County of York, Virginia, on the Northerly side of State Route 134 (Hampton Highway) and on the Easterly side of York Downs Drive (Variable R/W), being shown and designated as "PARCEL A, AREA = 801,527.28 SQ. FT., 18.4005 ACRES", being shown and described on that certain plat entitled "PHYSICAL SURVEY OF PARCEL A, CORRECTION PLAT OF SUBDIVISION OF SHADY BANKS (P.B. 10, PG. 257) AS DESCRIBED IN: D.B. 291, PG. 707, WILL BOOK 21, PG. 267, D.B. 204, PG. 552 TO BE KNOWN AS A PORTION OF YORKSHIRE DOWNS FOR YORK 134 ASSOCIATES, VIRGINIA LIMITED PARTNERSHIP," made April 25, 1988, revised April 27, 1988 by Horton & Dodd, P.C., Surveyors-Engineers-Planners, 164 S. George Washington Hwy., Chesapeake, Virginia 23323, said plat being recorded simultaneously herewith reference being made thereto for a more particular description thereof.

This is to certify that this survey refers to the same lot as set forth by Plat dated **March 22, 1988** and recorded in the clerk's office of the **Circuit Court of York County, Virginia** in Plat Book **10** Page **489, 500**
 W.O. 5101

STATE ROUTE 134
 (Hampton Highway)

5' C&P Easement (D.B. 244, Pg. 342)

Plat Book No. 10 Page 519



HORTON & DODD, P.C.
 Surveyors Engineers Planners
 164 S. George Washington Hwy. Chesapeake, Virginia 23323
 (804) 487-4535

DES. BY: *John M. Horton*
 DWN. BY: D.D.R.
 CRD. BY: J.G.H.

SCALE: 1" = 50'
 DATE: 4-25-88
 REV. 4-21-88

SHEET 1 OF 1
 REFERENCE BOOK: No. 5101

PHYSICAL SURVEY OF PARCEL A
 Correction Plat of Subdivision of Shady Banks (P.B. 10, Pg. 257) As Described In: D.B. 291, Pg. 707, Will Book 21, Pg. 267, D.B. 204, Pg. 552 To Be Known As A Portion of YORKSHIRE DOWNS FOR YORK 134 ASSOCIATES, VIRGINIA LIMITED PARTNERSHIP York County Virginia