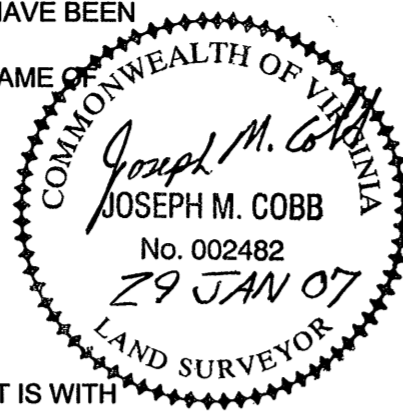


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS OF LOUISA COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS IN THE NAME OF WILLIAM A. COOKE, INCORPORATED



OWNER'S STATEMENT

THE ABOVE AND FOREGOING BOUNDARY SURVEY, AS APPEARS IN THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

WILLIAM A. COOKE, INCORPORATED
RANDALL L. TINGLER, PRESIDENT

DATE _____

WILLIAM A. COOKE TRUST
WALLACE L. TINGLER, TRUSTEE

DATE _____

STATE OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM A. COOKE, INCORPORATED, BY ITS PRESIDENT, RANDALL L. TINGLER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE OF THE _____ DAY OF _____, 2006, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

STATE OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM A. COOKE TRUST, BY ITS TRUSTEE, WALLACE L. TINGLER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE OF THE _____ DAY OF _____, 2006, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC _____

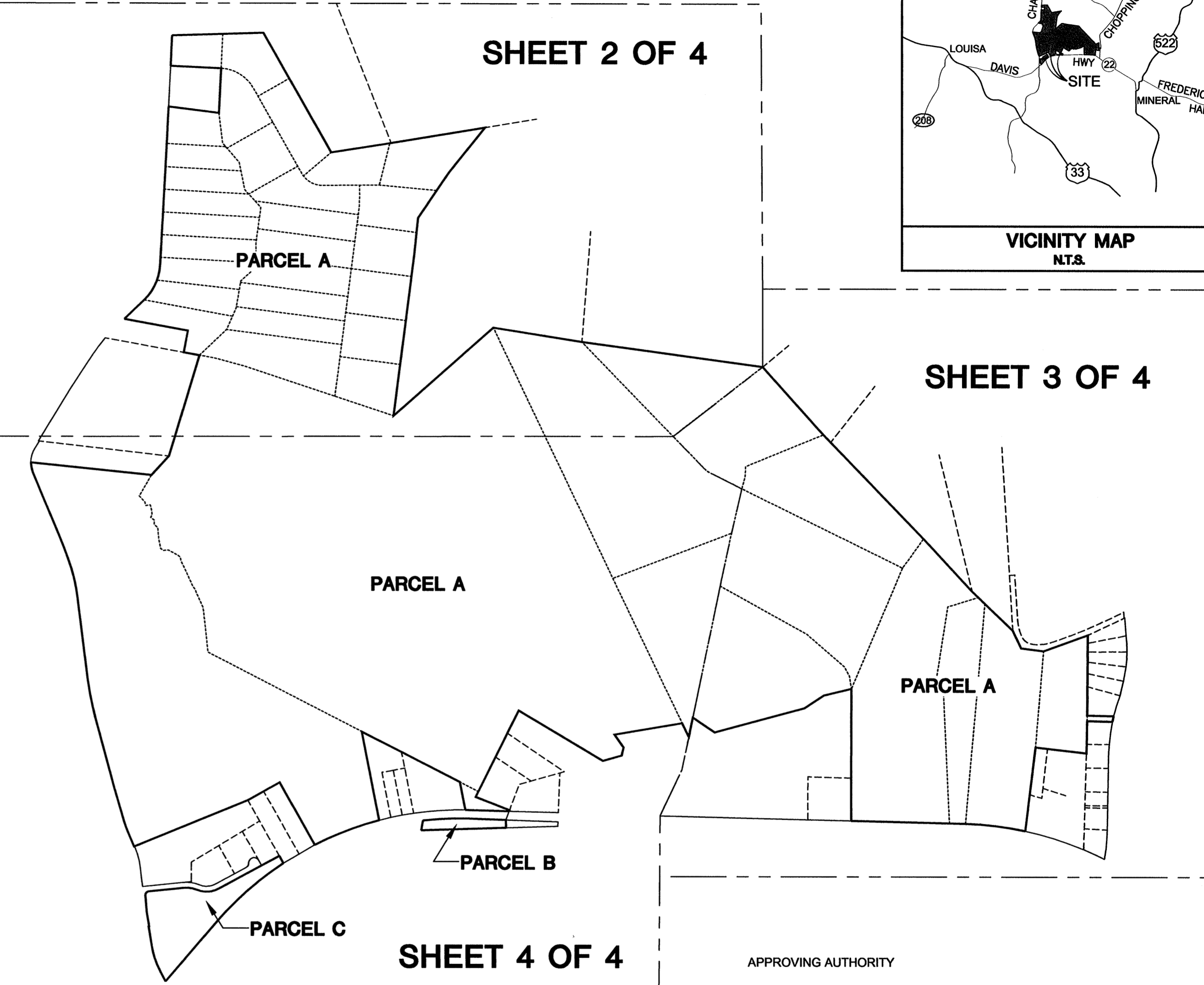
MY COMMISSION EXPIRES: _____

NOTES:

- HORIZONTAL DATUM IS BASED UPON NATIONAL GEODETIC SURVEY BASE NETWORK CONTROL STATION VA 21, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(93).
- THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES. THIS OPINION IS BASED UPON ANALYZING AND INTERPRETING ALL RECORDED AND UNRECORDED INFORMATION FURNISHED TO THE SURVEYOR, OR ACQUIRED BY THE SURVEYOR, AND ALL FIELD DATA THAT WAS ACQUIRED IN OCTOBER OF 2005. ALSO, THIS SURVEY WAS PERFORMED IN ACCORDANCE TO EXISTING VIRGINIA DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATIONS STANDARDS OF PRACTICE, APPLICABLE ALTA/ACSM REQUIREMENTS FOR LAND TITLE SURVEYS, AND STATE STATUTES.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND CONSEQUENTLY MAY NOT SHOW ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE "X" AS SHOWN ON THE F.E.M.A. BOUNDARY MAP FOR THE COUNTY OF LOUISA, VIRGINIA AND INCORPORATED AREAS COMMUNITY PANEL No. 51109C 0150B EFFECTIVE DATE: NOVEMBER 5, 1997 (BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY).
- THE PROPERTY AS SHOWN HEREON IS CURRENTLY ZONED INDUSTRIAL DISTRICT (IND) PER DATA FROM LOUISA COUNTY WEBSITE. SETBACKS FOR INDUSTRIAL DISTRICT (IND) ARE AS FOLLOWS:
PRIMARY HIGHWAYS: 100' FROM EDGE OF RIGHT OF WAY
SECONDARY ROADS: 60' FROM EDGE OF RIGHT OF WAY
AGR/RES/COMM/INDUST STREETS: 40' FROM EDGE OF RIGHT OF WAY
SIDE/REAR YARDS: 50' MINIMUM ADJACENT TO RESIDENTIAL OR AGRICULTURAL DISTRICTS
SIDE/REAR YARDS: 10' MINIMUM ADJACENT TO COMMERCIAL OR INDUSTRIAL DISTRICTS
- 50' RIGHT OF WAY EASEMENT MAY NO LONGER EXIST, AS AN OPERATION OF LAW.
- APPARENT INGRESS/EGRESS EASEMENTS AND/OR PRESCRIPTIVE RIGHTS OF WAY MAY NO LONGER EXIST, AS AN OPERATION OF LAW.
- THERE EXISTS SEVERAL APPARENT UTILITY EASEMENTS ACROSS PORTIONS OF THE PROPERTY SHOWN HEREON. NO RECORDED EVIDENCE OF SUCH EASEMENTS WAS FOUND BY THIS SURVEYOR IN THE COURSE OF PREPARING THIS BOUNDARY SURVEY.
- DUCKINGHOE CREEK AND CHRISTOPHER CREEK DIGITIZED FROM USGS QUAD MAP OF MINERAL, VA.

OWNERS:

WILLIAM A. COOKE, INCORPORATED &
WILLIAM A. COOKE TRUST
211 WEST MAIN STREET
PO BOX 462
LOUISA, VA 23093



AREA TABLE		
PARCEL	SQ. FT.	AC.
A	34,626,402	794.91
B	67,563	1.55
C	459,483	10.55
TOTAL AREA	35,153,448	807.01

DEED REFERENCES:

- DB 86 PG 462
- DB 135 PG 275
- DB 198 PG 496
- DB 756 PG 325
- DB 756 PG 545
- DB 756 PG 547
- DB 757 PG 46
- DB 759 PG 786
- DB 769 PG 311
- DB 782 PG 161
- DB 786 PG 559
- DB 792 PG 553
- DB 950 PG 36
- DB 969 PG 603
- DB 969 PG 825
- INSTR. No. 030078

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF LOUISA, VIRGINIA, ON THIS _____ DAY OF _____, 2006.
THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN PLAT BOOK _____ AT PAGE _____.
TESTE: _____, CLERK

APPROVING AUTHORITY _____

DEPUTY SUBDIVISION AGENT

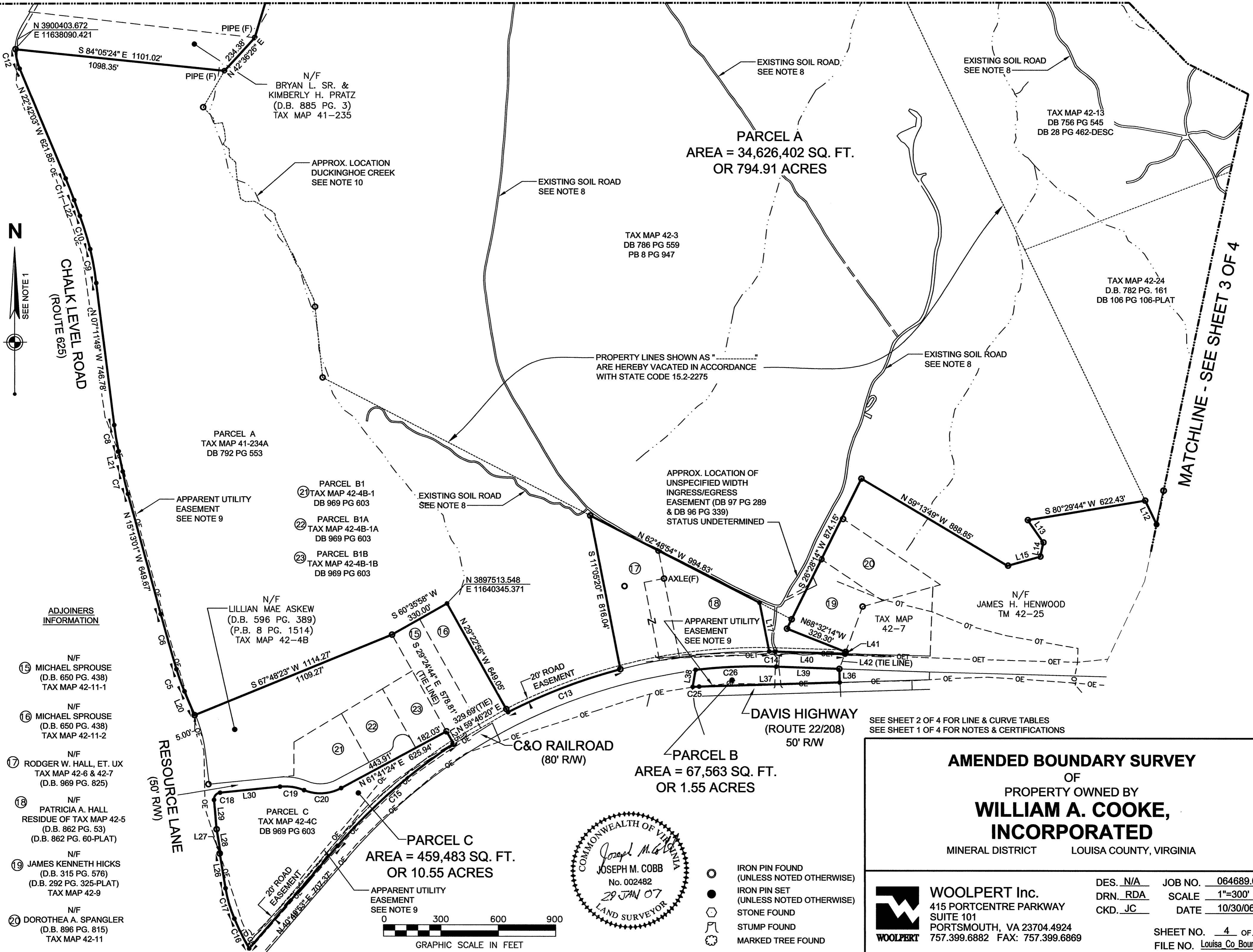
AMENDED BOUNDARY SURVEY
OF
PROPERTY OWNED BY
WILLIAM A. COOKE,
INCORPORATED
MINERAL DISTRICT LOUISA COUNTY, VIRGINIA

WOOLPERT Inc.
415 PORTCENTRE PARKWAY
SUITE 101
PORTSMOUTH, VA 23704.4924
757.399.6882 FAX: 757.399.6869

DES. N/A JOB NO. 064689.01
DRN. RDA SCALE 1"=80'
CKD. JC DATE 10/30/06

SHEET NO. 1 OF 4
FILE NO. Louisa_Co_Bound.dwg

MATCHLINE - SEE SHEET 2 OF 4



MATCHLINE - SEE SHEET 3 OF 4



ADJOINERS INFORMATION

- 15 N/F MICHAEL SPROUSE (D.B. 650 PG. 438) TAX MAP 42-11-1
- 16 N/F MICHAEL SPROUSE (D.B. 650 PG. 438) TAX MAP 42-11-2
- 17 N/F RODGER W. HALL, ET. UX (D.B. 969 PG. 825)
- 18 N/F PATRICIA A. HALL (D.B. 862 PG. 53) (D.B. 862 PG. 60-PLAT)
- 19 N/F JAMES KENNETH HICKS (D.B. 315 PG. 576) (D.B. 292 PG. 325-PLAT) TAX MAP 42-9
- 20 N/F DOROTHEA A. SPANGLER (D.B. 896 PG. 815) TAX MAP 42-11

- 21 PARCEL B1 TAX MAP 42-4B-1 DB 969 PG 603
- 22 PARCEL B1A TAX MAP 42-4B-1A DB 969 PG 603
- 23 PARCEL B1B TAX MAP 42-4B-1B DB 969 PG 603

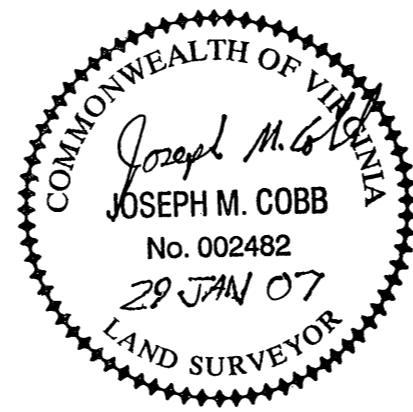
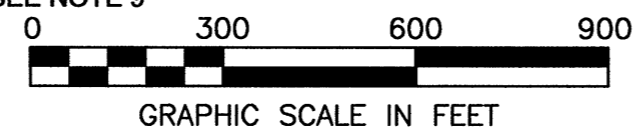
N/F LILLIAN MAE ASKEW (D.B. 596 PG. 389) (P.B. 8 PG. 1514) TAX MAP 42-4B

PARCEL C TAX MAP 42-4C DB 969 PG 603

PARCEL C AREA = 459,483 SQ. FT. OR 10.55 ACRES

PARCEL A AREA = 34,626,402 SQ. FT. OR 794.91 ACRES

PARCEL B AREA = 67,563 SQ. FT. OR 1.55 ACRES



- IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- IRON PIN SET (UNLESS NOTED OTHERWISE)
- STONE FOUND
- ⌘ STUMP FOUND
- ⊗ MARKED TREE FOUND

SEE SHEET 2 OF 4 FOR LINE & CURVE TABLES
SEE SHEET 1 OF 4 FOR NOTES & CERTIFICATIONS

AMENDED BOUNDARY SURVEY
OF
PROPERTY OWNED BY
WILLIAM A. COOKE, INCORPORATED
MINERAL DISTRICT LOUISA COUNTY, VIRGINIA



WOOLPERT Inc.
415 PORTCENTRE PARKWAY
SUITE 101
PORTSMOUTH, VA 23704.4924
757.399.6882 FAX: 757.399.6869

DES. <u>N/A</u>	JOB NO. <u>064689.01</u>
DRN. <u>RDA</u>	SCALE <u>1"=300'</u>
CKD. <u>JC</u>	DATE <u>10/30/06</u>
SHEET NO. <u>4</u> OF <u>4</u>	FILE NO. <u>Louisa_Co_Bound.dwg</u>