

13001475

INVESTORS TITLE INSURANCE COMPANY
P.O. DRAWER 2687
CHAPEL HILL, NORTH CAROLINA 27515-2687
COMMITMENT NO. 201300939BT

SCHEDULE B - SECTION II
EXCEPTIONS

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EXCEPTIONS (CONTINUED)

- RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 139, PAGE 294; DEED BOOK 145, PAGE 614; DEED BOOK 145, PAGE 737; DEED BOOK 145, PAGE 746; DEED BOOK 160, PAGE 367 AND IN DEED BOOK 160, PAGE 370, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. DELETING THEREFROM ANY RESTRICTION INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN DEED RECORDED AS INSTRUMENT NO. 060029609. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- EASEMENT(S) TO COLONIAL PIPELINE RECORDED IN DEED BOOK 129, PAGE 694 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 19 AND 20; DEED BOOK 90, PAGE 701; DEED BOOK 91, PAGE 138; DEED BOOK 91, PAGE 423 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 20, PAGE 58; DEED BOOK 91, PAGE 429 AND IN DEED BOOK 90, PAGE 669. (DEED BOOK 129, PAGE 694 AFFECTS THE PROPERTY, SHOWN ON SURVEY) (DEED BOOK 28, PAGES 19 & 20 AFFECTS THE PROPERTY, SHOWN ON SURVEY) (DEED BOOK 90, PAGE 701 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 91, PAGE 138 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 91, PAGE 423 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE)
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 353, PAGE 58A; DEED BOOK 200, PAGE 744 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 145; DEED BOOK 201, PAGE 165 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 149. (DEED BOOK 353, PAGE 58A DOES NOT AFFECT COUNTRY ROAD EAST PARCEL) (DEED BOOK 200, PAGE 744 AFFECTS THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 201, PAGE 165 AFFECTS THE PROPERTY, UNABLE TO LOCATE)
- EASEMENT(S) TO JAMES CITY SERVICE AUTHORITY RECORDED IN DEED BOOK 156, PAGE 649 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 32, PAGE 67A AND IN DEED BOOK 182, PAGE 485. (AFFECTS THE PROPERTY, SHOWN ON SURVEY)
- PLAT OF SURVEY BY DOUGLAS E. WHITE, DATED 11/01/74 AND REVISED 12/18/74 AND RECORDED IN PLAT BOOK 32, PAGE 67A SHOWING THE FOLLOWING LOCATED ON THE LAND:
A) VEPCO EASEMENT ALONG THE WESTERN PROPERTY LINE ABUTTING MOUNTS BAY ROAD
B) 50' COLONIAL PIPELINE EASEMENT ALONG THE NORTHERN PROPERTY LINE
C) VEPCO AND C&P EASEMENTS CROSSING THE PROPERTY WITHIN KINGSMILL ROAD
D) PROPOSED 20' SANITARY SEWER EASEMENT TO JAMES CITY SERVICE AUTHORITY
E) 30' HAMPTON ROADS SANITATION DISTRICT SANITARY SEWER EASEMENT CROSSING THE PROPERTY
(AFFECTS THE PROPERTY, SHOWN ON SURVEY)
- DEED OF EASEMENT RECORDED AS INSTRUMENT NO. 120006334. (AFFECTS THE PROPERTY, SHOWN ON SURVEY)
- MATTERS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. 100014376 INCLUDING THE FOLLOWING LOCATED ON THE LAND:
AS TO ADDITION #1:
A) 100' RPA
AS TO ADDITION #2:
B) 100' PRIVATE DAM MAINTENANCE EASEMENT
C) 100' RPA
(AFFECTS THE PROPERTY, SHOWN ON SURVEY)
- RIGHTS OF OTHERS WHICH MAY EXIST IN AND TO THAT PORTION OF THE LAND DESIGNATED AS SWAMP/MARSH LAND.
- RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF GROVE CREEK, LOCATED ON THE LAND.
- DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 100015198. (AFFECTS THE PROPERTY, NOT PLOTTABLE)

- SUBJECT TO MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 51, PAGE 15; PLAT BOOK 61, PAGE 100, CORRECTED BY PLAT BOOK 62 AT PAGE 23, AND IN PLAT BOOK 65 AT PAGE 48. (PLAT BOOK 51, PAGE 15 AFFECTS THE PROPERTY, NOT PLOTTABLE) (PLAT BOOK 61, PAGE 100 AFFECTS THE PROPERTY, NOT PLOTTABLE) (PLAT BOOK 62, PAGE 23 AFFECTS THE PROPERTY, NOT PLOTTABLE) (PLAT BOOK 65, PAGE 48 AFFECTS THE PROPERTY, NOT PLOTTABLE)
- EASEMENTS AND OTHER MATTERS REFLECTED IN SPECIAL WARRANTY DEED DATED FEBRUARY 6, 2001 RECORDED AS INSTRUMENT NO. 010001982, AS CORRECTED BY THAT DEED OF CORRECTION DATED JANUARY 24, 2013 RECORDED AS INSTRUMENT NO. 130004919. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- MATTERS REFLECTED IN DEED BOOK 561, PAGE 716, AS CORRECTED BY THAT DEED OF CORRECTION DATED JUNE 6, 2013, AND RECORDED AS INSTRUMENT NO. 130014431; INSTRUMENT NO. 970014232 AND AS INSTRUMENT NO. 970012226. (AFFECTS THE PROPERTY, NOT PLOTTABLE)

PROPERTY DESCRIPTION - COUNTRY ROAD EAST PARCEL

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, WITH THE IMPROVEMENTS SHOWN THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA IDENTIFIED AS A PORTION OF TAX ASSESSOR'S PARCEL NUMBER 5130100002.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

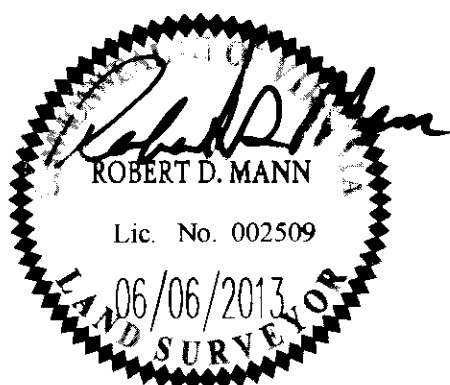
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD WHOSE NORTHING IS 3618443.5982 AND WHOSE EASTING IS 12018274.6106; SAID POINT MARKING A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND PARCEL D-1, PROPERTY OF XANTERRA KINGSMILL, LLC; THENCE ALONG THE LINES OF XANTERRA KINGSMILL, LLC AND ANHEUSER BUSCH, INC., ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00', A DELTA ANGLE OF 72°17'54", AN ARC LENGTH OF 946.38' AND WHOSE LONG CHORD BEARS S 36°08'43" E A DISTANCE OF 884.83' TO A POINT, A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00', A DELTA ANGLE OF 50°44'30", AN ARC LENGTH OF 885.61' AND WHOSE LONG CHORD BEARS S 25°22'01" E A DISTANCE OF 856.95' TO A POINT, AN IRON ROD FOUND (LEANING); THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2647.96', A DELTA ANGLE OF 15°54'04", AN ARC LENGTH OF 734.87' AND WHOSE LONG CHORD BEARS S 58°41'18" E A DISTANCE OF 732.52' TO A POINT COMMON TO THE PARCEL HEREIN DESCRIBED, ANHEUSER BUSCH, INC., AND SEA WORLD PARKS & ENTERTAINMENT LLC; THENCE, LEAVING THE LINE OF ANHEUSER BUSCH, INC. ALONG THE LINE OF SEA WORLD PARKS & ENTERTAINMENT LLC, A BEARING S 23°21'49" W A DISTANCE OF 239.26' TO A POINT; THENCE A BEARING S 30°11'08" E A DISTANCE OF 132.54' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00', A DELTA ANGLE OF 56°30'00", AN ARC LENGTH OF 197.22' AND WHOSE LONG CHORD BEARS S 58°26'08" E A DISTANCE OF 189.33' TO A POINT; THENCE, A BEARING S 86°41'08" E A DISTANCE OF 180.98' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 424.23', A DELTA ANGLE OF 91°40'30", AN ARC LENGTH OF 678.78' AND WHOSE LONG CHORD BEARS S 40°49'51" E A DISTANCE OF 608.66' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING S 5°00'24" W A DISTANCE OF 180.98' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00', A DELTA ANGLE OF 82°35'51", AN ARC LENGTH OF 72.08' AND WHOSE LONG CHORD BEARS S 36°17'31" E A DISTANCE OF 66.00' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1570.00', A DELTA ANGLE OF 6°21'42", AN ARC LENGTH OF 174.32' AND WHOSE LONG CHORD BEARS S 80°46'18" E A DISTANCE OF 174.23' TO A POINT; THENCE, A BEARING S 83°56'50" E A DISTANCE OF 306.05' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00', A DELTA ANGLE OF 37°55'56", AN ARC LENGTH OF 549.49' AND WHOSE LONG CHORD BEARS S 64°58'52" E A DISTANCE OF 539.51' TO A POINT; THENCE, A BEARING S 46°00'54" E A DISTANCE OF 390.62' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BREWERY SERVICE ROAD, THENCE, LEAVING THE LINE OF SEA WORLD PARKS & ENTERTAINMENT LLC ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BREWERY SERVICE ROAD, A BEARING S 62°43'41" E A DISTANCE OF 386.05' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 802.69', A DELTA ANGLE OF 16°41'32", AN ARC LENGTH OF 233.85' AND WHOSE LONG CHORD BEARS S 54°22'55" E A DISTANCE OF 233.03' TO A POINT; THENCE, A BEARING S 46°02'09" E A DISTANCE OF 1569.44' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 648.01', A DELTA ANGLE OF 36°28'41", AN ARC LENGTH OF 412.51' AND WHOSE LONG CHORD BEARS S 64°16'20" E A DISTANCE OF 405.58' TO A POINT; THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF BREWERY SERVICE ROAD, ALONG THE LINE OF BUSCH PROPERTIES, INC., A BEARING S 7°28'51" W A DISTANCE OF 310.32' TO A POINT; THENCE, A BEARING N 84°33'47" E A DISTANCE OF 324.36' TO A POINT; THENCE, A BEARING S 51°48'47" E A DISTANCE OF 178.04' TO A POINT; THENCE, A BEARING S 13°40'38" E A DISTANCE OF 211.01' TO A POINT; THENCE, A BEARING S 51°08'43" W A DISTANCE OF 199.12' TO A POINT; THENCE, A BEARING S 70°31'49" E A DISTANCE OF 180.28' TO A POINT; THENCE, A BEARING S 6°39'44" W A DISTANCE OF 216.45' TO A POINT; THENCE, A BEARING S 68°55'58" E A DISTANCE OF 69.64' TO A POINT; THENCE, A BEARING N 35°01'18" E A DISTANCE OF 122.07' TO A POINT; THENCE, A BEARING S 56°01'36" E A DISTANCE OF 313.41' TO A

POINT; THENCE, A BEARING S 3°36'22" W A DISTANCE OF 80.16' TO A POINT; THENCE, A BEARING N 86°45'33" E A DISTANCE OF 175.29' TO A POINT; THENCE, A BEARING S 28°34'51" E A DISTANCE OF 62.65' TO A POINT; THENCE, A BEARING N 73°19'50" E A DISTANCE OF 261.01' TO A POINT; THENCE, A BEARING S 50°19'34" E A DISTANCE OF 227.27' TO A POINT; THENCE, A BEARING S 3°12'36" E A DISTANCE OF 265.42' TO A POINT; THENCE, A BEARING S 42°09'28" E A DISTANCE OF 296.26' TO A POINT; THENCE, A BEARING S 37°32'20" E A DISTANCE OF 164.01' TO A POINT ON THE LINE OF XANTERRA KINGSMILL, LLC PARCEL R-11A; THENCE, LEAVING THE LINE OF BUSCH PROPERTIES, INC. ALONG THE LINE OF XANTERRA KINGSMILL, LLC PARCEL R-11A A BEARING S 24°28'25" W A DISTANCE OF 241.66' TO A POINT; THENCE, A BEARING S 31°38'14" W A DISTANCE OF 305.29' TO A POINT; THENCE, A BEARING S 29°42'55" E A DISTANCE OF 161.25' TO A POINT; THENCE, A BEARING S 64°01'47" W A DISTANCE OF 145.75' TO A POINT; THENCE, A BEARING S 36°56'55" E A DISTANCE OF 292.73' TO A POINT ON THE LINE OF CARTER'S GROVE LLC; THENCE, LEAVING THE LINE OF XANTERRA KINGSMILL, LLC PARCEL R-11A ALONG THE LINE OF CARTER'S GROVE LLC, A BEARING N 79°24'37" W A DISTANCE OF 81.18' TO A POINT ON A SURVEY TIE LINE, THE CENTER LINE OF GROVE CREEK BEING THE TRUE PROPERTY LINE; THENCE, ALONG SAID SURVEY TIE LINE A BEARING S 71°01'01" W A DISTANCE OF 257.82' TO A POINT; THENCE, LEAVING THE LINE OF CARTER'S GROVE LLC, THE CENTER LINE OF GROVES CREEK, ALONG THE LINE OF BUSCH PROPERTIES, INC. (CAMP WALLACE MARSH), A BEARING N 36°44'55" W A DISTANCE OF 545.43' TO A POINT; THENCE, A BEARING N 46°31'06" W A DISTANCE OF 261.73' TO A POINT; THENCE, A BEARING N 58°47'07" W A DISTANCE OF 444.18' TO A POINT; THENCE, A BEARING N 25°51'26" W A DISTANCE OF 377.92' TO A POINT; THENCE, A BEARING N 6°18'38" W A DISTANCE OF 226.38' TO A POINT; THENCE, A BEARING N 55°30'34" W A DISTANCE OF 309.27' TO A POINT ON THE LINE OF KINGSMILL COMMUNITY SERVICES ASSOCIATION; THENCE, LEAVING THE LINE OF BUSCH PROPERTIES, INC., ALONG THE LINE OF KINGSMILL COMMUNITY SERVICES ASSOCIATION, A BEARING N 64°33'41" W A DISTANCE OF 441.68' TO A POINT ON THE LINE OF SANDY'S FORT SUBDIVISION; THENCE, A BEARING N 56°30'18" W A DISTANCE OF 353.62' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 86°57'27" W A DISTANCE OF 285.39' TO A POINT, A NAIL FOUND; THENCE, A BEARING N 68°39'48" W A DISTANCE OF 293.09' TO A POINT; THENCE, LEAVING THE LINE OF SANDY'S FORT SUBDIVISION, ALONG THE LINE OF KINGSMILL COMMUNITY SERVICES ASSOCIATION, A BEARING N 35°00'23" W A DISTANCE OF 200.00' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00', A DELTA ANGLE OF 82°30'00", AN ARC LENGTH OF 820.74' AND WHOSE LONG CHORD BEARS N 6°14'37" E A DISTANCE OF 751.65' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00', A DELTA ANGLE OF 93°30'00", AN ARC LENGTH OF 367.17' AND WHOSE LONG CHORD BEARS N 0°44'37" E A DISTANCE OF 327.77' TO A POINT; THENCE, A BEARING N 46°00'23" W A DISTANCE OF 1672.87' TO A POINT COMMON TO THE PARCEL HEREIN DESCRIBED, BUSCH PROPERTIES, INC., AND CARTER'S GROVE COUNTRY ROAD PARCEL 5-B1; THENCE ALONG THE LINE OF CARTER'S GROVE COUNTRY ROAD PARCEL 5-B1, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 317.93', A DELTA ANGLE OF 13°48'39", AN ARC LENGTH OF 76.64' AND WHOSE LONG CHORD BEARS N 74°43'27" E A DISTANCE OF 76.45' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 81°37'46" E A DISTANCE OF 68.18' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 21°00'36" W A DISTANCE OF 135.18' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00', A DELTA ANGLE OF 45°39'42", AN ARC LENGTH OF 219.16' AND WHOSE LONG CHORD BEARS N 43°50'29" W A DISTANCE OF 213.41' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1010.00', A DELTA ANGLE OF 23°08'26", AN ARC LENGTH OF 407.92' AND WHOSE LONG CHORD BEARS N 78°14'33" W A DISTANCE OF 405.15' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 89°48'47" W A DISTANCE OF 171.00' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00', A DELTA ANGLE OF 17°45'31", AN ARC LENGTH OF 170.47' AND WHOSE LONG CHORD BEARS N 80°56'00" W A DISTANCE OF 169.79' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 72°03'15" W A DISTANCE OF 357.90' TO A POINT ON THE LINE OF PARCEL R-9B, AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF CARTER'S GROVE COUNTRY ROAD PARCEL 5-B1, ALONG THE LINE OF PARCEL R-9B, A BEARING N 4°57'37" E A DISTANCE OF 262.31' TO A POINT, AN IRON ROD FOUND (BENT); THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 124.23', A DELTA ANGLE OF 91°40'27", AN ARC LENGTH OF 198.77' AND WHOSE LONG CHORD BEARS N 40°51'14" W A DISTANCE OF 178.24' TO A POINT; THENCE, A BEARING N 86°41'28" W A DISTANCE OF 180.98' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00', A DELTA ANGLE OF 56°30'02", AN ARC LENGTH OF 493.06' AND WHOSE LONG CHORD BEARS N 58°26'29" W A DISTANCE OF 473.32' TO A POINT ON THE LINE OF PARCEL R-9C; THENCE, ALONG THE LINE OF PARCEL R-9C, A BEARING N 30°11'28" W A DISTANCE OF 523.80' TO A POINT; THENCE, A BEARING N 22°39'36" W A DISTANCE OF 172.00' TO A POINT; THENCE, A BEARING N 57°15'44" W A DISTANCE OF 100.00' TO A POINT; THENCE, A BEARING S 70°43'46" W A DISTANCE OF 102.43' TO A POINT COMMON TO THE PARCEL HEREIN DESCRIBED, PARCEL R-9C AND PARCEL R-9A; THENCE, LEAVING THE LINE OF PARCEL R-9C, ALONG THE LINE OF PARCEL R-9A BEARING N 77°13'14" W A DISTANCE OF 329.50' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD; THENCE, LEAVING THE LINE OF PARCEL R-9A, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1430.00', A DELTA ANGLE OF 19°09'12", AN ARC LENGTH OF 478.03' AND WHOSE LONG CHORD BEARS N 17°47'10" W A DISTANCE OF 475.81' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 27°21'46" W A DISTANCE OF 642.68' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00', A DELTA ANGLE OF 63°04'42", AN ARC LENGTH OF 660.56' AND WHOSE LONG CHORD BEARS N 4°10'35" E A DISTANCE OF 627.70' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 6214614.498 SQUARE FEET (142.668 ACRES), MORE OR LESS

Rev	Date	Description	Revised by

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 13, 2013
at 11:04 AM/PM, PG PG
Document # 13001475
BETSY B. WOOLRIDGE, CLERK
Robert D. Mann Dep. Clerk



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Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY SURVEY
COUNTRY ROAD EAST PARCEL

PROPERTY OF
BUSCH PROPERTIES, INC.

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	Date:
1"=100'	06/06/2013
Sheet Number	
2	