130014490

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

SCHEDULE B - SECTION II
EXCEPTIONS

6. 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)

20. CONSERVATION EASEMENT RECORDED AS INSTRUMENT NO. 980010233.
(AFFECTS THE PROPERTY AS SHOWN ON SURVEY)

21. MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 60, PAGE 42 AND IN PLAT BOOK 72, PAGE 20.
(PLAT BOOK 62, PAGE 42 AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
(PLAT BOOK 72, PAGE 20 AFFECTS THE PROPERTY AS SHOWN ON SURVEY)

22. RIPARIAN RIGHTS INCIDENT TO THE LAND.

PROPERTY DESCRIPTION - CAMP WALLACE MARSH 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, A PORTION OF TAX ASSESSORS PARCEL NUMBER 5130100004.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, AN IRON ROD WITH ALUMINUM CAP SET, WHOSE NORTHING IS 3609997.1001 AND WHOSE EASTING IS 12023794.2102; SAID POINT BEING COMMON TO THE PARCEL HEREIN DESCRIBED, PARCEL 5-B (ALSO KNOWN AS CARTER'S GROVE COUNTRY ROAD) AND SANDYS' FORT LPZ 6;

THENCE, ALONG THE LINE DIVIDING THE PARCEL HEREIN DESCRIBED FROM PARCEL 5-B, A BEARING S 55°30'34" E A DISTANCE OF 309.27' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 06°18'38" E A DISTANCE OF 226.38' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 25°51'26" E A DISTANCE OF 377.92' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 58°47'07" E A DISTANCE OF 444.18' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 46°31'06" E A DISTANCE OF 261.73' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 36°44'55" E A DISTANCE OF 545.43' TO A POINT; SAID POINT LYING APPROXIMATELY ALONG THE CENTER LINE OF GROVE CREEK, THE CENTER LINE OF GROVE CREEK IS THE PROPERTY LINE; THENCE, ALONG A SURVEY TIE LINE, A BEARING S 43°23'46" W A DISTANCE OF 788.20' TO A POINT; THENCE, ALONG A SURVEY TIE LINE, A BEARING S 64°46'14" E A DISTANCE OF 187.88' TO A POINT; THENCE, ALONG A SURVEY TIE LINE, A BEARING S 09°00'04" W A DISTANCE OF 384.71' TO A POINT; THENCE, ALONG A SURVEY TIE LINE, A BEARING N 71°03'30" W A DISTANCE OF 476.80' TO A POINT APPROXIMATELY LOCATED IN THE CENTER OF GROVE CREEK, THE CENTERLINE OF GROVE CREEK IS THE PROPERTY LINE; THENCE, LEAVING GROVE CREEK, ALONG THE LINE OF RIVER BLUFFS, A CONDOMINIUM ASSOCIATION, ALONG A LINE, A BEARING N 22°35'29" W A DISTANCE OF 309.24' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING N 17°26'05" W A DISTANCE OF 466.50' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; SAID POINT BEING A COMMON CORNER TO THE PARCEL HEREIN DESCRIBED, RIVER BLUFFS, A CONDOMINIUM ASSOCIATION, AND SANDYS' FORT LPZ 7; THENCE, LEAVING THE LINE OF RIVER BLUFFS, A CONDOMINIUM ASSOCIATION, ALONG THE LINE OF SANDYS' FORT, ALONG A LINE, A BEARING N 58°19'07" E A DISTANCE OF 199.25' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 74°17'29" E A DISTANCE OF 332.90' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING N 04°03'25" W A DISTANCE OF 93.88' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 04°03'25" W A DISTANCE OF 116.90' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 34°40'00" W A DISTANCE OF 395.29' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 84°01'28" W A DISTANCE OF 241.30' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING S 72°34'53" W A DISTANCE OF 183.44' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 66°46'22" W A DISTANCE OF 341.11' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 45°43'50" E A DISTANCE OF 109.07' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 62°10'08" E A DISTANCE OF 100.15' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 62°10'08" E A DISTANCE OF 165.22' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING N 31°12'58" W A DISTANCE OF 152.58' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING N 66°38'36" E A DISTANCE OF 131.56' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 66°38'36" E A DISTANCE OF 70.00' TO A POINT, AN IRON ROD WITH ALUMINUM CAP SET; THENCE, ALONG A LINE, A BEARING N 36°50'29" W A DISTANCE OF 50.00' TO A POINT, AN IRON ROD FOUND, BENT; THENCE, ALONG A LINE, A BEARING N 36°50'29" W A DISTANCE OF 250.00' TO A POINT, AN IRON ROD FOUND; THENCE, ALONG A LINE, A BEARING N 05°18'23" E A DISTANCE OF 431.70' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 33.556 ACRES MORE OR LESS.

4. [illegible] Plat(s) Recorded herewith as # 130014490

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
13 Nov 2013
at 11:59 AM/PM, PB ___ PG ___
Document # 130014490
BETSY B. WOOLRIDGE, CLERK
By Claudia Abernathy Dep. Clerk

Rev.	Date	Description	Revised D.

ROBERT D. MANN
Lic. No. 002509
06/06/2013
LAND SURVEYOR

AES CONSULTING ENGINEERS
1317 Executive Blvd, Suite 150
Chesapeake, Virginia 23320
Phone: (757) 410-7436
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY SURVEY
CAMP WALLACE MARSH PARCEL
PROPERTY OF
BUSCH PROPERTIES, INC.
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

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