REFERENCE

INSTRUMENT # 100013476 - BOUNDARY PLAT, PARCEL 5-B CARTER'S GROVE COUNTRY ROAD P.B. 72, PG. 20 - PLAT OF SUBDIVISION, SANDY'S FORT

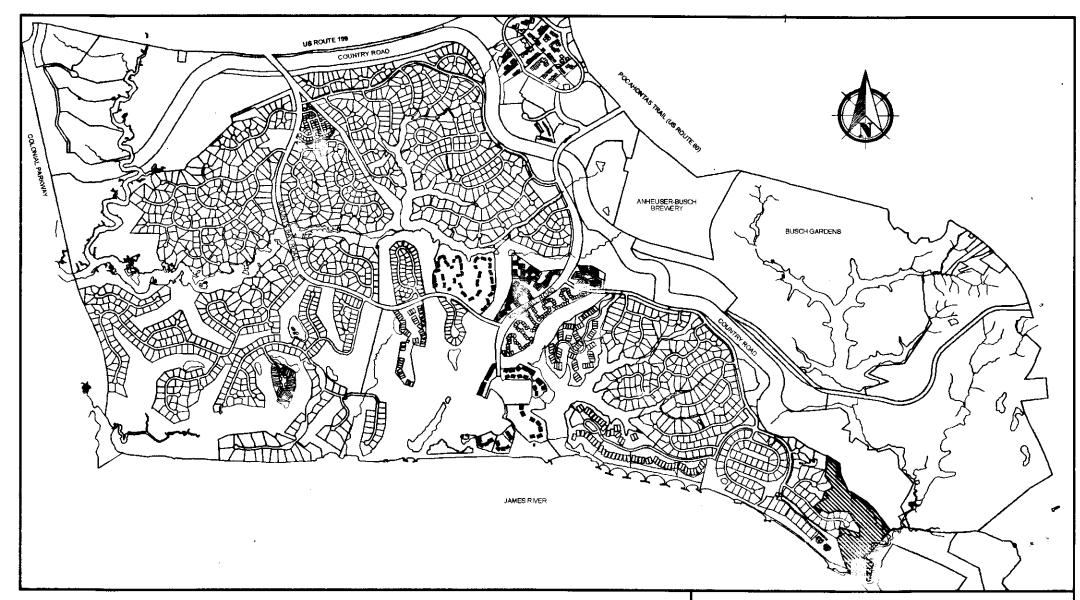
AREA TABLE

PARCEL NAME

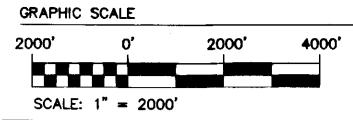
SQ. FT.

CAMP WALLACE MARSH PARCEL

1,461,678



LEGE	ND
O :	IRON ROD FOUND
•	IRON ROD SET
0	MONUMENT FOUND
	PROPERTY LINE
	EASEMENT
	WETLANDS
	100' RPA BUFFER
ENC.	ENCROACHING





THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.

Map copyright © Kappa Group LLC, (800) 829-6277. Used with permission - Permitted Use Number 21004223 **VICINITY MAP** SCALE 1"=2000'

- 2. PROPERTY ZONED R4, RESIDENTIAL PLANNED COMMUNITY.
- 3. PROPERTY IS A PORTION OF TAX MAP PARCEL NO. 5130100004.
- 4. PROPERTY ADDRESS: WILLIAMSBURG, VA 23185
- HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1992).
- EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN ZONE "AE (EL. 7.5)" AND "X", OF THE FLOOD INSURANCE RATE MAP 51095C, COMMUNITY PANEL NO. 0210C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS IN A SPECIAL FLOOD HAZARD AREA,
- 7. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 8. THIS PLAT DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. ONLY BUILDINGS AND ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN FIELD LOCATED. UNLESS OTHERWISE NOTED PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS INFORMATION.
- 9. RPA IMPACTS SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. WETLANDS HAVE NOT BEEN DELINEATED AND HAVE NOT BEEN FIELD LOCATED. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, ROBERT D. MANN AND THAT THERE ARE NO ENCROACHMENTS, EITHER WAY, ACROSS THE LINES OTHER THAN SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. A TITLE REPORT HAS BEEN FURNISHED AND, WHERE SUFFICIENT INFORMATION EXIST, EASEMENT, SURVITUDES, COVENANTS, RESTRICTIONS, AND ENCUMBERANCES OF RECORD HAVE BEEN PLOTTED HEREON.

Platts) Recorded 130014490

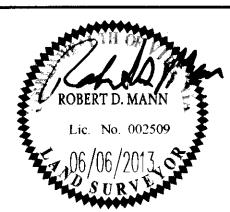
DATE OF PLAT:

VIRGINIA LICENSED LAND SURVEYOR # 2509

6/6/2013

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on at 11:59 AM/PM, PB ____ PG BETSYB. WOOLRIDGE CLERK Pr. Wheelia Donkholz, Dep. Clerk

Date





Hampton Roads | Central Virginia

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:	Dete:
1"=100'	06/06/2013
Sheet N	lumber
	1

INVESTORS TITLE INSURANCE COMPANY
P.C. 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 (PLAT BOOK 72, PAGE 20

AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
AFFECTS THE PROPERTY AS SHOWN ON SURVEY)

22. RIPARIAN RIGHTS INCIDENT TO THE LAND.

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:

PROPERTY DESCRIPTION - CAMP WALLACE MARSH PARCEL

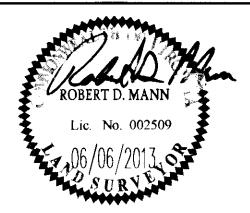
BEGINNING AT A POINT, AN IRON ROD WITH ALUMINUM CAP SET, WHOSE NORTHING IS 3609997.1001 AND WHOSE EASTING IS 12023794.2102; SAID POINT BEING COMMON TO THE PARCEL HEREIN DESCRIBED, PARCEL 5-B (ALSO KNOWN AS CARTER'S GROVE COUNTRY ROAD) AND SANDYS' FORT LPZ 6;

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" WA 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 was 1 30014490

		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 13 (m) 2013 at 11:59 AM/PM, PB PG Document # 130014490 BETSY B. WOOLRIDGE, CLERK By Value Frontly Dep. Clerk	
Rev.	Date	Decomposition	Revised





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Middle Peninsula

BOUNDARY SURVEY
CAMP WALLACE MARSH PARCEL

PROPERTY OF BUSCH PROPERTIES, INC.

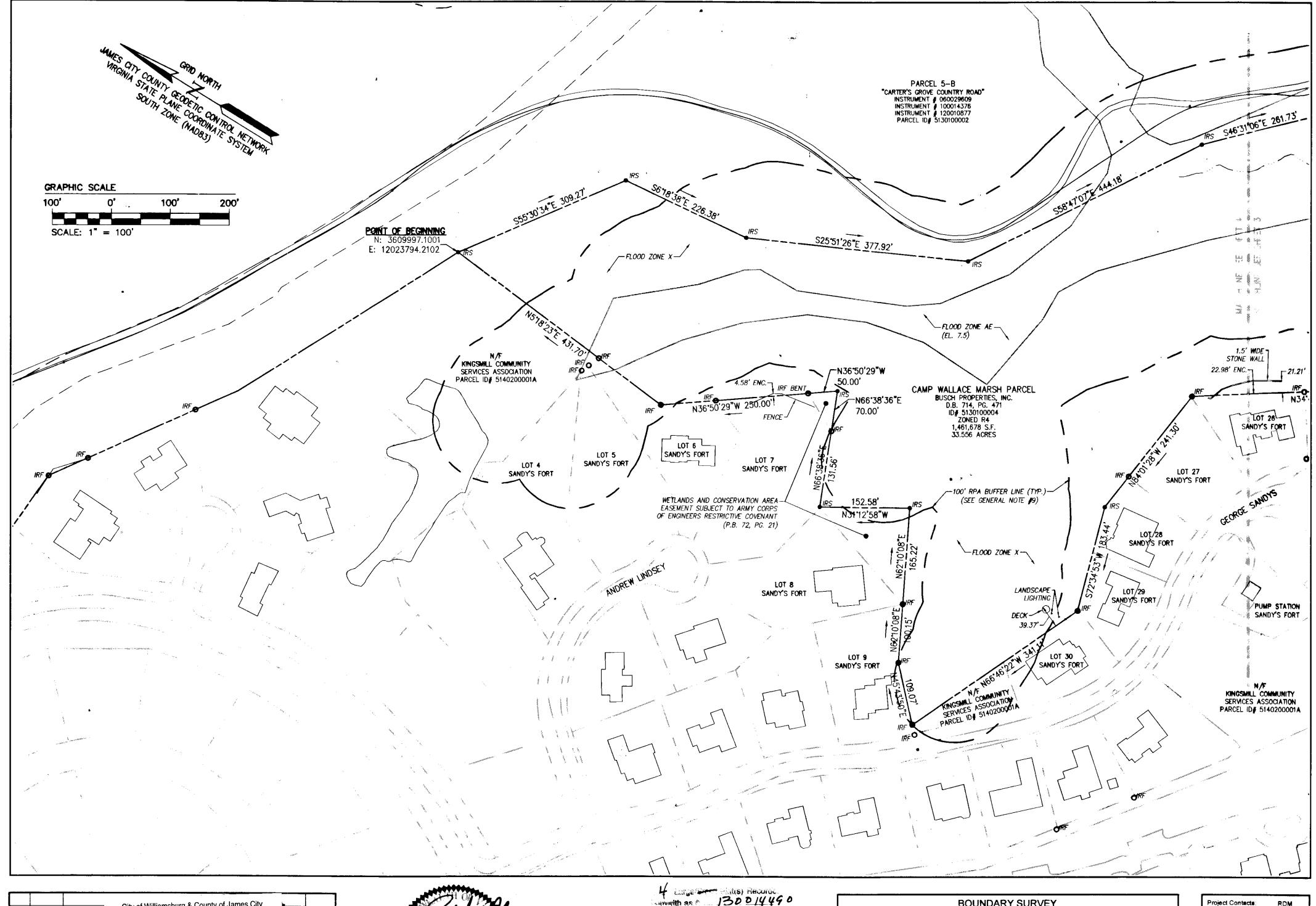
ROBERTS DISTRICT

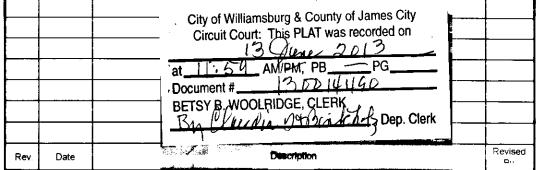
COUNTY OF JAMES CITY

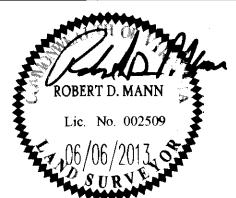
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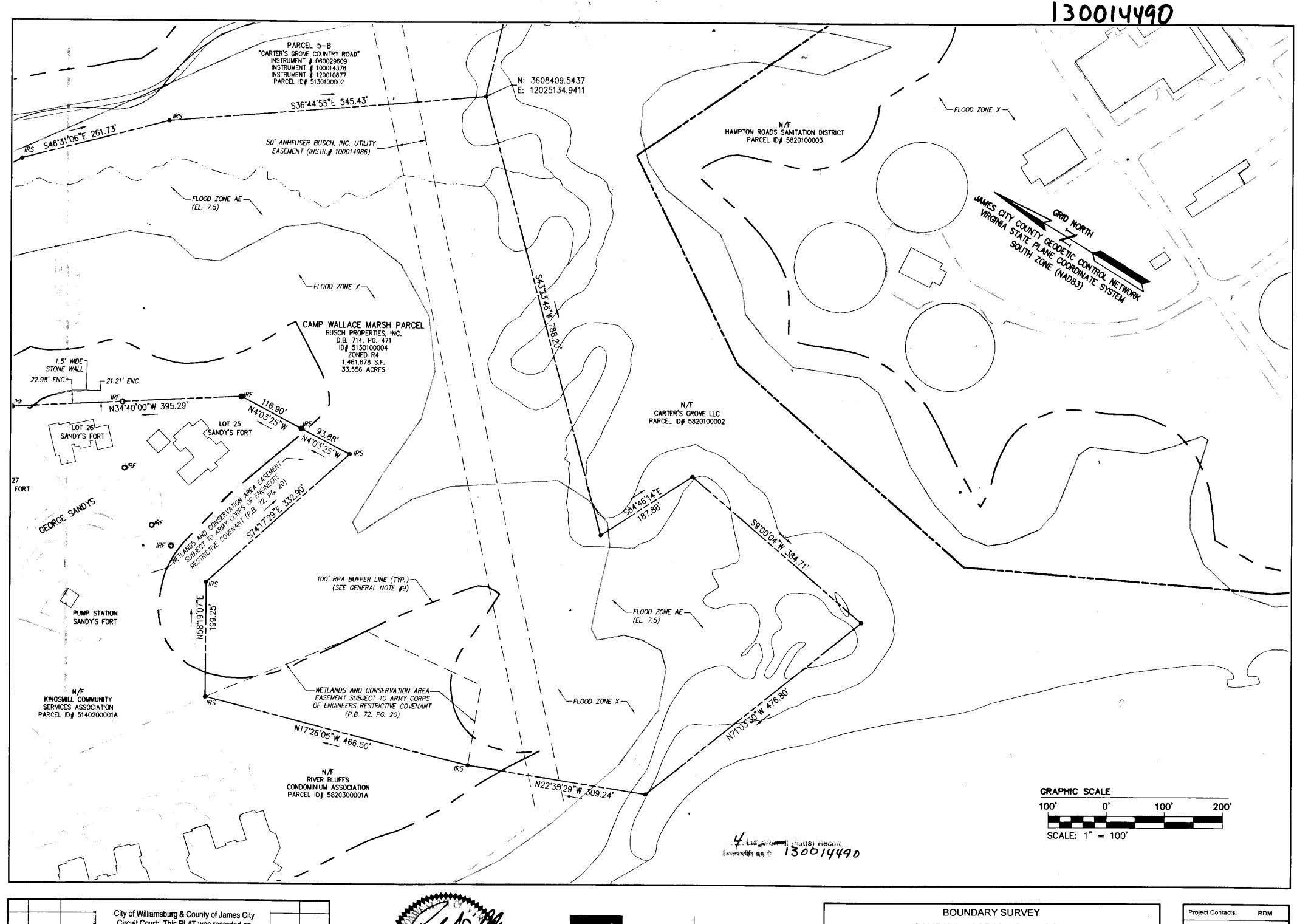


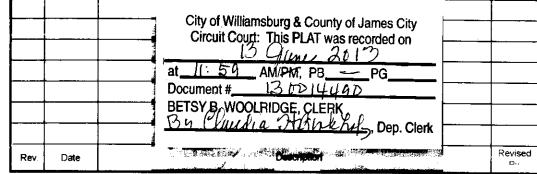
BOUNDARY SURVEY
CAMP WALLACE MARSH PARCEL

PROPERTY OF
BUSCH PROPERTIES, INC.

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
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CAMP WALLACE MARSH PARCEL

PROPERTY OF

BUSCH PROPERTIES, INC.

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

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