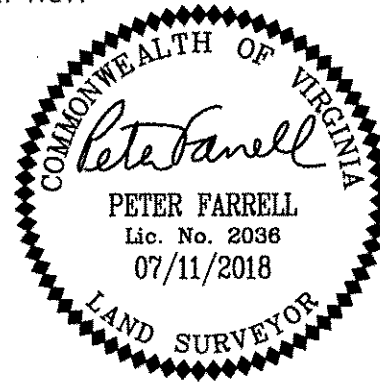


Inst 180012270

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AS "CWF PARCEL 48± ACRES P.B. 27, PG. 33-36 PIN: 4920100006" AND "CARTERS GROVE COUNTRY ROAD 28± ACRES P.B. 32, PG. 67 PIN: 5010100011" IS THE SAME AS THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION HEREON.

Peter Farrell 07/11/2018



LEGAL DESCRIPTION
(AS PROVIDED)

PARCEL ONE:
PARCEL #5010100011

ALL THOSE five (5) certain tracts or parcels of land, with improvements thereon and appurtenances thereunto belonging, lying and being in James City County, Virginia, shown on a plat by Douglas E. White, Certified Land Surveyor, dated November 1, 1974, revised December 18, 1974, entitled "Plat of Several Parcels of Land To Be Conveyed and of Several Scenic Easements To Be Granted to The Colonial Williamsburg Foundation", a copy of which plat is recorded in the Clerk's Office of the Circuit Court of James City County and City of Williamsburg (the "James City County/Williamsburg Clerk's Office") in Map Book 32 at pages 67A and 67B, such parcels being more particularly described with reference to such plat as follows:

- Parcel 4-A: That certain parcel designated as "PARCEL 4-A" on said plat.
- Parcel 4-B: That certain parcel designated as and "PARCEL 4-B" on said plat.
- Parcel 5-A: That certain parcel designated as "PARCEL 5-A" on said plat.
- Parcel 5-B: That certain parcel designated as "PARCEL 5-B" on said plat; LESS AND EXCEPT that portion of Parcel 5-B lying east of the western right-of-way line of Mounts Bay Road which portion was conveyed by The Colonial Williamsburg Foundation, a Virginia corporation, to Busch Properties, Inc., a Delaware corporation, by Boundary Line Deed, dated November 28, 2006, and recorded in the James City County/Williamsburg Clerk's Office as Instrument No. 060029609.

PARCEL 5-C: That certain parcel designated as "PARCEL 5-C" on said plat. BEING part of the same property conveyed to The Colonial Williamsburg Foundation, a Virginia Corporation from Anheuser-Busch, Incorporated, a Missouri corporation and Busch Properties, Incorporated, a Delaware corporation, by deed dated December 1, 1974 and recorded in the James City County/Williamsburg Clerk's Office in Deed Book 158 at page 465.

PARCEL TWO:
PARCEL #4920100006

PART A

All that certain tract, together with the buildings and improvements thereon, situated chiefly in Jamestown District (now Roberts District), James City County, Virginia, but lying partly in Bruton District, York County, Virginia, generally known and called KINGSMILL (or King's Mill) Tract or Farm, containing twenty-six hundred acres (2600), more or less, but sold and conveyed in gross and not by the acre, and the grantor shall not be liable for any shortage of acreage, no matter how great such shortage may be, nor shall the grantee be liable for any excess of acreage no matter how great such excess may be. Said property is a part of that shown upon a blueprint of a plat of the said Kingsmill Tract of land as surveyed in November, 1913, by Sydney Smith, Surveyor for York County, Virginia, which plat is entitled "A Plat of King's Mill Tract of Land, Situate in Jamestown District, James City County, Virginia, and now owned by the Estate of J. N. Pew, Philadelphia, Pa. Surveyed and Platted by Sydney Smith, Surveyor for York County", and which plat is of record in the Clerk's Office of the City of Williamsburg and County of James City, in Plat Book 12 at page 4. As shown-on said survey, the said lands are bounded on the North by Tutter's Neck Pond, the land now or formerly of Mrs. H. M. Sweeney, the land now or formerly of Homann and the land now or formerly of Jake Smith; on the Northeast by the right of way now or formerly of the Chesapeake and Ohio Railway Company and State Highway 60; easterly by a parcel containing fourteen (14) acres reserved from this conveyance and hereinafter more particularly described and land now or formerly of A. G. Harwood, Jr., known as "Cottom's"; on the Southeast by land formerly belonging to Overmier, (more particularly set forth and described as Parcel II in the deed dated October 28, 1953 from Thos. M. Brooks Lumber Company, Incorporated to Williamsburg Restoration, Incorporated recorded in the James City County/Williamsburg Clerk's Office in Deed Book 50, Page 447), and also on the Southeast by land of now or formerly A. G. Harwood, Jr., known as "Cottom's"; on the South by the James River; on the Southwest by the Mouth of College Creek; on the South and West by College Creek, and also on the West by College Creek, separating the land hereby conveyed from Spratley's, and on the North and Northwest by Half Way Creek and Tutter's Neck Creek, separating the land hereby conveyed from Delks; and on the Northwest by the land now or formerly of Glenesk, misspelled on said survey "Glanness", and Thorpe's land.

There is expressly reserved and excepted from this conveyance all of said

PARCEL TWO: (continued)

Kingsmill Tract as the same is set out on the aforesaid plat located North and East of the right of way now or formerly of the Chesapeake and Ohio Railway Company, together with a parcel of fourteen (14) acres located between State Highway No. 60 the Chesapeake and Ohio Railway right of way, all of which is now or formerly situate in Bruton District, York County, Virginia, said fourteen acres being more particularly set out and described on a certain plat entitled "Kingsmill-Devignier, Plat of 14.00 acres, Detached from Lands of Kingsmill Corporation, etc.", made August 11, 1951, by R. V. Carter, CLS, a blueprint copy of which was to be recorded in the then current York County Plat Book contemporaneously with the aforementioned deed the deed dated October 28, 1953 from Thos. M. Brooks Lumber Company, Incorporated to Williamsburg Restoration, Incorporated, and on which plat the said 14 acre tract is bounded and described as follows:

Beginning at a point on the northerly side of State Highway Route #60, on the boundary between the said 14 acre tract and the land of A. G. Harwood, Jr., which point is marked by an iron rod; thence N 23° 28' E 455.9 feet to an iron rod on the southwesterly line of the Chesapeake and Ohio Railway right of way; thence N 45° 20' W 379.9 feet along said right of way to an iron axle on the boundary between this land and the remaining portion of the Kingsmill Tract; thence S 35° 47' W 793.7 feet along the boundary last above mentioned to an iron pipe on the northeasterly side of State Highway #60; thence along said State Highway S 51° 10' E 100.00 feet to a point; thence S 55° 14' E 100 feet to a point; thence S 59° 18' E 100 feet to a point; thence S 63° 23' E 100 feet to a point; thence S 67° 29' E 100 feet to a point; thence S 71° 31' E 100 feet to a point; thence S 74° 02' E 23.2 feet to an iron pipe on the northeasterly side of said Highway; thence S 74° 30' E 376.8 feet to an iron rod, the point of beginning.

PART B

ALL THAT certain tract or parcel of land, with the buildings and improvements thereon, situated in Jamestown District (now Roberts District), James City County, Virginia, and set out and shown on a plat entitled "John D. Rockefeller, Jr. Properties, Plat showing boundary Survey of the 'Glenesk' Tract, situated in Jamestown District, James City County, Virginia," dated February 22, 1958, made by Vincent D. McManus, and recorded in the James City County/Williamsburg Clerk's Office in Plat Book 18 at page 9, to which plat reference is here made for a more particular description of the property hereby conveyed. As shown on said plat, the true boundary line between the parcel hereby conveyed at its easterly end and the lands now or formerly of Williamsburg Restoration, Inc. cannot be accurately determined, but it is the intention of this deed to convey to the grantee all of the property acquired by John D. Rockefeller, Jr. by deed dated October 18, 1955 from John and Jessie Innes Glenesk, husband and wife, which deed is recorded in the James City County/Williamsburg Clerk's Office in Deed Book 56 at page 8, and the grantor makes no warranty as to the location of the true boundary line between property hereby conveyed and the King's Mill Tract, the property now or formerly of Williamsburg Restoration, Incorporated. This conveyance is made SUBJECT TO all those terms, conditions and reservations as set forth in the aforesaid deed dated October 18, 1955 from John Glenesk and Jessie Innes Glenesk, husband and wife, to John D. Rockefeller, Jr., which deed is recorded in the James City County/Williamsburg Clerk's Office in Deed Book 56 at page 8.

LESS AND EXCEPT FROM PARCEL TWO (including both PART A and PART B) those portions of property:

- (i) lying to the north of the southern right-of-way line of Route 199;
- (ii) lying to the east and south of the southeastern boundary line of the parcels conveyed in Parcel One above;
- (iii) lying to the west of the centerline of Tutter's Neck Creek; and
- (iv) conveyed from The Colonial Williamsburg Foundation to the James City Service Authority by Deed dated May 4, 1987 and recorded in the James City County/Williamsburg Clerk's Office in Deed Book 342 at page 767.

FURTHER There is expressly excepted from the Special Warranty those portions of Parcel Two lying to the east of the center line of Tutter's Neck Creek between that centerline and the high water mark of the eastern shore of Tutter's Neck Creek.

PART A BEING part of the same property conveyed to Williamsburg Restoration, Incorporated, a Virginia corporation from Thos. M. Brooks Lumber Company, Incorporated, a Virginia corporation, by deed dated October 28, 1953 and recorded in the Clerk's Office in Deed Book 50 at page 447.

PART B BEING part of the same property conveyed to Colonial Williamsburg, Incorporated, a Virginia corporation, from John D. Rockefeller, Jr. and Martha B. Rockefeller, his wife, by deed of gift dated February 18, 1960 and recorded in the Clerk's Office in Deed Book 73 at page 447.

The said Williamsburg Restoration, Incorporated conveyed the portion of the property owned by it to Colonial Williamsburg, Incorporated by Deed dated June 30, 1970 recorded in the Clerk's Office in Deed Book 127, Page 77. The said Colonial Williamsburg, Incorporated having changed its name to The Colonial Williamsburg Foundation pursuant to Articles of Amendment dated June 30, 1970 and recorded in the Clerk's Office in Charter Book 7, Page 331.

COMPILED PLAT OF
PARCEL NUMBERS:
5010100009, 5010100011
& 4920100006

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 02/26/2018 SCALE: 1"=200' JOB # 17-597

LandTech Resources, Inc.
Engineering & Surveying Consultants
3925 Midlands Road, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2

2 Large/Small Plat(s) Recorded
herewith as # 180012270

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
7-25-2018
at 3:12 PM PB PG
Document # 180012270
MONA A. FOLEY, CLERK
Mona Foley, Clerk

JCC Subdivision Agent *EBL*
Approval Not Required