

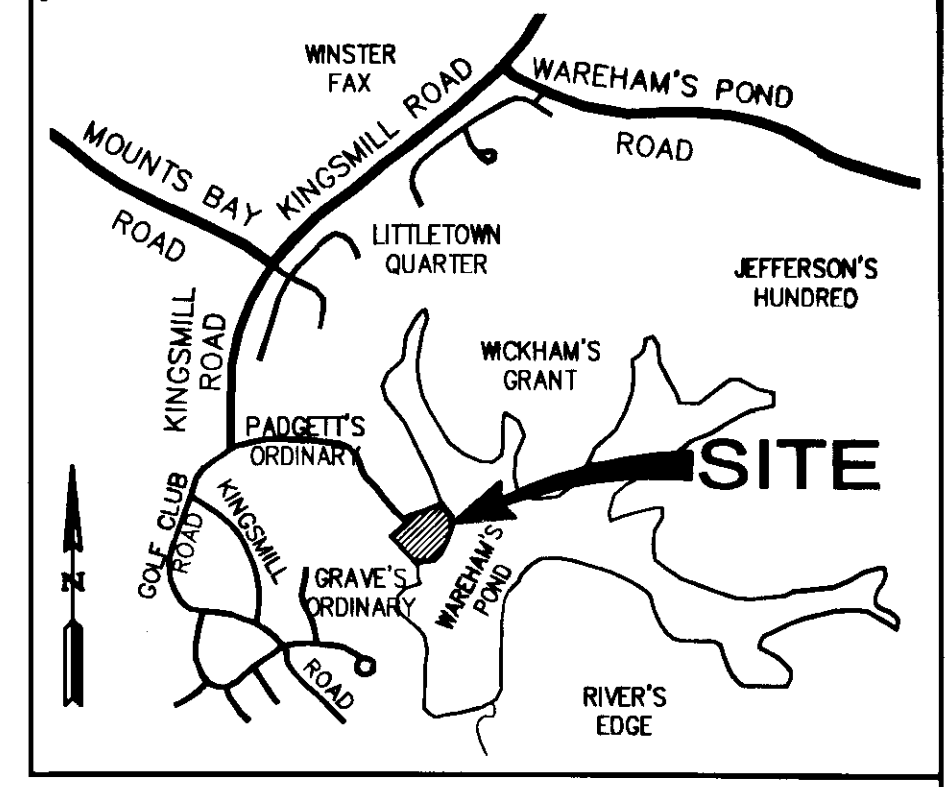
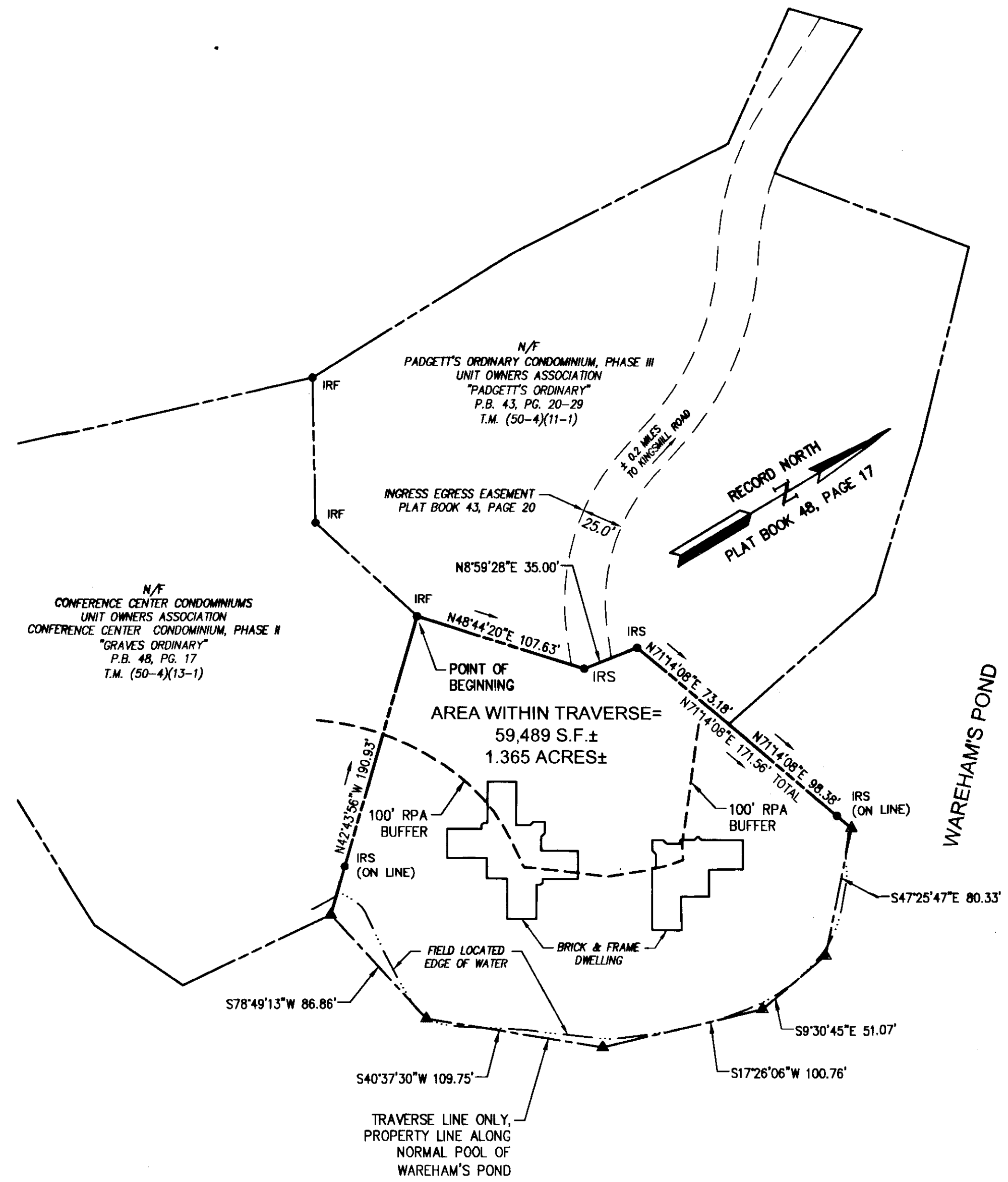
100014990

SCHEDULE B EXCEPTIONS - FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO. NCS-424033-ORL, AMENDED 7/21/10
 EFFECTIVE DATE: JUNE 25, 2010

- PARCEL 18 (PADGETT'S ORDINARY, PHASE IV, CORPORATE HOMES)
- 55. THE FOLLOWING MATTERS AS SHOWN ON PLAT OF SURVEY BY AES DATED APRIL 30, 2010:
 - (a) 100' RPA BUFFER IN THE WESTERN PORTION OF PARCEL R18. NOTE: THIS POLICY INSURES THE INSURED AGAINST LOSS OR DAMAGE CAUSED BY SAID VIOLATION.
 - (b) THE EASTERN PROPERTY LINE IS FORMED BY WAREHAM'S POND.
 - 56. RIGHTS OF OTHERS IN AND TO THE USE OF WAREHAM'S POND.
 - 57. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 10, 1987 RECORDED IN DEED BOOK 342, PAGE 287. GRANTS 15' EASEMENT, WITH RIGHTS OF INGRESS/EGRESS AND CLEARAGE, AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT. (AFFECTS PARCEL R18, NOT PLOTABLE)

PADGETT'S ORDINARY

- 64. TERMS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM COVENANTS, AND RESTRICTIONS IN DEED BOOK 249, PAGE 809, AS SUPPLEMENTED IN DEED BOOK 269, PAGE 567; DEED BOOK 147, PAGE 642; DEED BOOK 148, PAGE 672; DEED BOOK 168, PAGE 91; DEED BOOK 213, PAGE 132; DEED BOOK 308, PAGE 760 AND DEED BOOK 434, PAGE 77; 010013859; AND 010014423. (DOES NOT AFFECT PARCEL R18)
 - 65. VEPCO EASEMENT DATED MARCH 17, 2008 RECORDED AS INSTRUMENT NO. 080011254. GRANTS 15' EASEMENT WITH RIGHTS OF INGRESS, EGRESS, AND CLEARAGE AS SHOWN ON THE PLAT ATTACHED TO THE INSTRUMENT. (DOES NOT AFFECT PARCEL R18)
 - 66. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED FEBRUARY 27, 1984 RECORDED IN DEED BOOK 245, PAGE 418. GRANTS 10' EASEMENT, WITH RIGHTS OF INGRESS/EGRESS AND CLEARAGE, AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT. (DOES NOT AFFECT PARCEL R18)
 - 67. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 19, 1986 RECORDED IN DEED BOOK 300, PAGE 221. GRANTS 7.5' EASEMENT, WITH RIGHTS OF INGRESS/EGRESS AND CLEARAGE, AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT. (DOES NOT AFFECT PARCEL R18)
- PADGETT'S ORDINARY, RICHMOND'S ORDINARY, ANDERSON'S ORDINARY, AND PETTUS ORDINARY**
- 70. EASEMENT GRANTED THE JAMES CITY SERVICE AUTHORITY DATED MARCH 16, 1988, RECORDED IN DEED BOOK 387, PAGE 511. GRANTS 10' SANITARY EASEMENT AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT. (DOES NOT AFFECT PARCEL R18)
 - 71. EASEMENT GRANTED THE CITY OF NEWPORT NEWS DATED JANUARY 21, 1988, RECORDED IN DEED BOOK 387, PAGE 712. GRANTS 10' WATERLINE EASEMENT AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT. (DOSE NOT AFFECT PARCEL R18)



VICINITY MAP: SCALE: 1" = 1000'

CERTIFICATE OF SOURCE OF TITLE

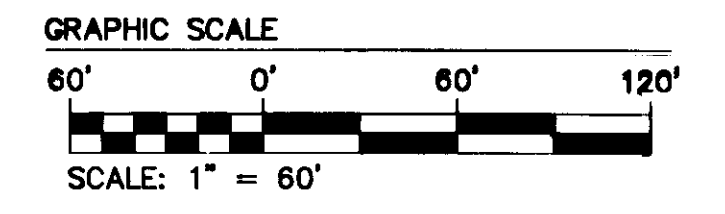
THE LAND EMBRACED IN THIS BOUNDARY PLAT IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION BY DEED DATED NOVEMBER 14, 1972 IN DEED BOOK 141, PAGE 313, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

GENERAL NOTES:

1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS PART OF TAX MAP PARCEL (50-4)(1-1) AND PART OF TAX MAP PARCEL (50-4)(13-1).
3. WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(e) OF THE JAMES CITY COUNTY CODE.
4. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
5. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
6. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED, ELEV= 7.5) PER F.I.R.M. #51095C0210C DATED SEPTEMBER 28, 2007.
7. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
8. THIS BOUNDARY SURVEY DOES NOT REPRESENT A SUBDIVISION OF EXISTING BOUNDARIES OR ALTA/ACSM LAND TITLE SURVEY. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A PARTIAL TITLE BINDER TO REFLECT THE EASEMENTS OUTLINED IN THE JUNE 25, 2010 TITLE BINDER (FA 10-0228.2) PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
9. THE BOUNDARY AS SHOWN ON THIS PLAT DOES NOT REPRESENT A NEW SUBDIVISION OF EXISTING PROPERTY. THIS PLAT IS NOT A SUBDIVISION PLAT.
10. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH SATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.

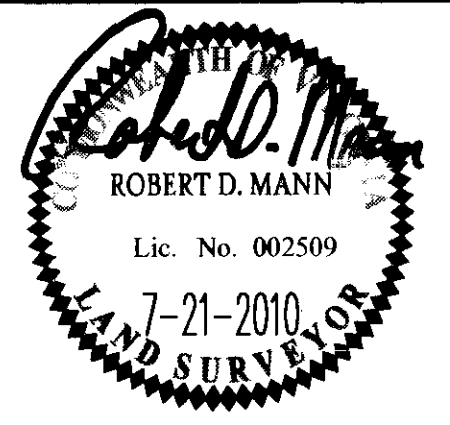
City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on 26 July 2010
 at 3:53 AM/PM, PG —
 DOCUMENT # 100014990
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

REFERENCE:
 PLAT BOOK 48, PAGE 17
 PLAT BOOK 43, PAGE 20
 Large/Small Plat(s) Recorded
 herewith as # 100014990



S:\005175130-Corp Residence.dwg(Sur\Plat\175300\Plat_R18_Padgett's Corporate Homes.dwg, 7/21/2010 2:07:06 PM, rob.mann)

Rev.	Date	Description	Revised by
2	7/21/2010	REVISED TITLE COMMITMENT INFORMATION AND SCHEDULE B EXCEPTIONS	RDM
1	7/9/2010	ADDITION OF TITLE EXCEPTIONS AND REVISE GENERAL NOTES	RDM



RES
 CONSULTING ENGINEERS
 5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.aesva.com

BOUNDARY PLAT
PARCEL R18
PADGETT'S CORPORATE HOMES
KINGSMILL ON THE JAMES

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM/CMA	
Project Number: 7753-30	
Scale: 1"=60'	Date: 04-30-2010
Sheet Number	
1 of 1	