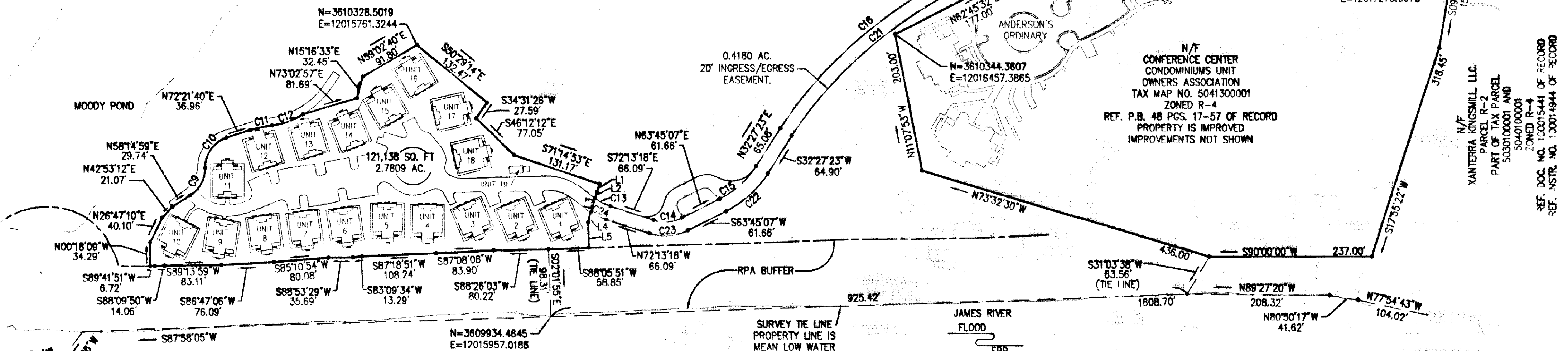


120006833

Legal Description of Submitted Land, Cottages on the James, a Condominium

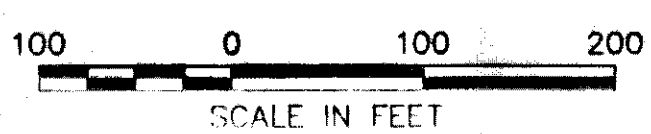
All of that parcel of land situated in the County of James City, Virginia, containing 2.7809 acres and more particularly described as follows:

Commencing at a point at the north intersection of Kingsmill Road (private) and Mansfield Circle (private) within property owned by Conference Center Condominiums Unit Owners Association (County Parcel 5041300001); thence along the north limit of Mansfield Circle on a concave curvilinear line, arc length = 129.11', radius = 311.00', central angle = 23°47'08", chord bearing S59°22'27"W and chord length = 128.18', said course being common to property owned by Xanterra Kingsmill, LLC (County Parcel 5040100001) and property owned by Conference Center Condominiums Unit Owners Association, to a point; thence continuing along the north limit of Mansfield Circle S47°28'53"W, 140.00', said course being common to property owned by Xanterra Kingsmill, LLC and property owned by Conference Center Condominiums Unit Owners Association, to a point; thence continuing along the north limit of Mansfield Circle on a concave curvilinear line, arc length = 268.57', radius = 139.00', central angle = 110°42'16", chord bearing N77°09'59"W, chord length = 228.70', said course being common to property owned by Xanterra Kingsmill, LLC and property owned by Conference Center Condominiums Unit Owners Association, to a point common to property owned by Xanterra Kingsmill, LLC and property owned by Conference Center Condominiums Unit Owners Association; thence running along the line common with property owned by Xanterra Kingsmill, LLC and property owned by Conference Center Condominiums Unit Owners Association S68°11'02"W, 19.80' to a point; thence departing property owned by Conference Center Condominiums Unit Owners Association on a convex curvilinear line, arc length = 20.12', radius = 12.50', central angle = 92°13'32", chord bearing N62°03'33"W, chord length = 18.02', said course being the south limit of a 20' wide ingress/egress easement benefitting Cottages on the James, a Condominium over property owned by Xanterra Kingsmill, LLC to a point; thence continuing along the south limit of said ingress/egress easement S71°49'42"W, 59.84' to a point; thence continuing along the south limit of said ingress/egress easement on a convex curvilinear line, arc length = 39.98', radius = 330.00', central angle = 6°56'32", chord bearing S68°21'26"W, chord length = 39.96' to a point; thence continuing along the south limit of said ingress/egress easement S64°53'10"W, 89.24' to a point; thence continuing along the south limit of said ingress/egress easement on a convex curvilinear line, arc length = 347.76', radius = 634.64', central angle = 31°23'44", chord bearing S49°11'18"W, chord length = 343.42' to a point; thence continuing along the south limit of said ingress/egress easement S32°27'23"W, 64.90' to a point; thence continuing along the south limit of said ingress/egress easement on a concave curvilinear line, arc length = 83.02', radius = 152.00', central angle = 31°17'44", chord bearing S48°06'15"W, chord length = 82.00' to a point; thence continuing along the south limit of said ingress/egress easement S63°45'07"W, 61.66' to a point; thence continuing along the south limit of said ingress/egress easement on a concave curvilinear line, arc length = 57.63', radius = 75.00', central angle = 44°01'35", chord bearing S85°45'54"W, chord length = 56.22' to a point; thence continuing along the south limit of said ingress/egress easement N72°13'18"W, 66.09' to a point; thence continuing along the south limit of said ingress/egress easement on a concave curvilinear line, arc length = 24.41', radius = 100.00', central angle = 13°59'16", chord bearing N65°13'40"W, chord length = 24.35' to a point on the Cottages on the James, a Condominium boundary, said point being the true point of beginning; thence along a line common to Cottages on the James, a Condominium and Xanterra Kingsmill, LLC (County Parcel 5040100001) S16°05'57"W, 14.80' to a point; thence the next 31 courses continue along lines common to Cottages on the James, a Condominium and Xanterra Kingsmill, LLC as follows: S01°54'09"E, 36.19' to a point; thence S88°05'51"W, 58.85' to a point; thence S88°26'03"W, 80.22' to a point; thence S87°08'08"W, 83.99' to a point; thence S87°18'51"W, 108.24' to a point; thence S83°09'34"W, 13.29' to a point; thence S88°53'29"W, 35.69'; thence S85°10'54"W, 80.08' to a point; thence S86°47'06"W, 76.09' to a point; thence S89°13'59"W, 83.11' to a point; thence S88°09'50"W, 14.06' to a point; thence S89°41'51"W, 6.72' to a point; thence N00°18'09"W, 34.29' to a point; thence N26°47'10"E, 40.10' to a point; thence N42°53'12"E, 21.07' to a point; thence N58°14'59"E, 29.74' to a point; thence on a concave curvilinear line, arc length = 48.27', radius = 47.09', central angle = 58°51'54", chord bearing N28°49'02"E, chord length = 46.27' to a point; thence on a convex curvilinear line, arc length = 57.49', radius = 45.57', central angle = 72°16'42", chord bearing N35°31'26"E, chord length = 53.75' to a point; thence N72°21'40"E, 36.96' to a point; thence on a convex curvilinear line, arc length = 31.98', radius = 175.50', central angle = 10°26'28", chord bearing N77°34'54"E, chord length = 31.94'; thence on a concave curvilinear line, arc length = 48.64', radius = 112.24', central angle = 24°49'56", chord bearing N70°23'10"E, chord length = 48.27' to a point; thence non-tangent to prior curve, N73°02'57"E, 81.69, to a point; thence N15°16'33"E, 32.45' to a point; thence N59°02'40"E, 91.80' to a point; thence S50°29'14"E, 132.47' to a point; thence S34°31'26"W, 27.59' to a point; thence S46°12'12"E, 77.05' to a point; thence S71°14'53"E, 131.17' to a point; thence S18°45'07"W, 12.24' to a point; thence S16°05'57"W, 9.55' to a point, said point being on the north limit of a 20' wide ingress/egress easement benefitting Cottages on the James, a Condominium over property owned by Xanterra Kingsmill, LLC; thence S16°05'57"W, 20.98' and returning to the true point of beginning.



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	268.57	139.00	201.13	228.70	S77°09'59"E	110°42'16"
C2	129.11	311.00	65.50	128.18	N59°22'27"E	23°47'08"
C3	5.35	80.30	2.68	5.35	S06°59'31"E	3°48'58"
C4	69.32	95.45	36.27	67.81	S25°53'13"E	41°36'39"
C5	45.21	80.30	23.22	44.62	N25°01'47"W	32°15'34"
C6	64.03	1970.00	32.02	64.03	N47°37'23"W	1°51'44"
C7	25.75	35.45	13.47	25.18	N25°53'13"W	41°36'39"
C8	88.34	140.30	45.69	86.89	N23°07'18"W	36°04'32"
C9	48.37	47.09	26.57	46.27	N28°49'02"E	58°51'54"
C10	57.49	45.57	33.28	53.75	N35°31'26"E	72°16'42"
C11	31.98	175.50	16.04	31.94	N77°34'54"E	10°26'28"
C12	48.64	112.24	24.71	48.27	N70°23'10"E	24°49'56"
C13	25.20	80.00	12.71	25.10	S63°11'50"E	18°02'57"
C14	42.26	55.00	22.24	41.23	N85°45'54"E	44°01'35"
C15	72.10	132.00	36.97	71.21	N48°06'15"E	31°17'44"
C16	358.90	654.64	184.08	354.42	S49°10'49"W	31°24'41"
C17	42.41	350.00	21.23	42.38	S68°21'26"W	6°56'32"
C18	29.32	25.00	16.61	27.66	N38°14'08"E	67°11'07"
C19	20.12	12.50	13.00	18.02	N62°03'33"W	92°13'32"
C20	39.98	330.00	20.22	39.96	S68°21'26"W	6°56'32"
C21	347.76	634.64	173.36	343.42	S49°11'18"W	31°23'44"
C22	83.02	152.00	42.58	82.00	N48°06'15"E	31°17'44"
C23	57.63	75.00	30.32	56.22	N85°45'54"E	44°01'35"
C24	24.41	100.00	12.27	24.35	S65°13'40"E	13°59'16"

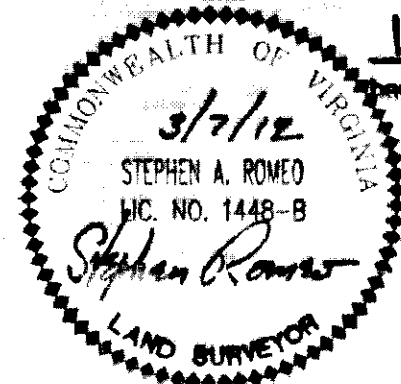
LINE	LENGTH	BEARING
L1	12.24	S18°45'07"W
L2	9.55	S16°05'57"W
L3	20.98	S16°05'57"W
L4	14.80	S16°05'57"W
L5	36.19	S01°54'09"E



METES AND BOUNDS PER RECORD AND BASED ON BEST FIT GRID FROM 2010 FIELD SURVEY. BEST FIT GRID DIFFERS FROM NAD 83 VA SOUTH GRID BY 29" COUNTER CLOCK WISE. COORDINATES SHOWN REFERENCED TO NAD 83 SOUTH GRID.

**EXHIBIT B  
COTTAGES ON THE JAMES  
AND 20' INGRESS/EGRESS  
EASEMENT  
XANTERRA KINGSMILL, LLC.**

ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA  
DATE: 3/7/12 SCALE: 1"=100'



THIS PLAT IS BASED UPON 2010 FIELD SURVEY BY LANDMARK DESIGN GROUP, NOW VANASSE HANGEN BRUSTLIN, INC. AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
4-2-2012  
at 10:14 AM/PM, PG \_\_\_\_\_  
Document # 120006833  
BETSY B. WOOLDRIDGE, CLERK  
Betsy B. Wooldridge, Dep. Clerk

Professional Land Surveyor  
361 McLane Circle, Suite 3  
Williamsburg, Virginia 23185  
(757) 220-0500 • FAX (757) 220-8544