

CERTIFICATION OF SOURCE OF TITLE: CARTER'S GROVE COUNTRY ROAD
 JCC PARCEL ID #5130100002

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION ("BUSCH" - INDEX AS GRANTOR AND GRANTEE) AND WAS ACQUIRED FROM THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA CORPORATION ("CW" - INDEX AS GRANTOR AND GRANTEE) WHICH IS THE SUCCESSOR TO BOTH COLONIAL WILLIAMSBURG, INCORPORATED ("CW") AND WILLIAMSBURG RESTORATION, INCORPORATED ("WRI"), ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION ("A-B" - INDEX AS GRANTOR) BY BOUNDARY LINE DEED DATED NOVEMBER 28, 2006 IN INSTRUMENT #060029809, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

REFERENCE:
 PRIOR COMPOSITE PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OWNED BY BUSCH PROPERTIES, INC. IS HEREBY MADE: INSTRUMENT #100014376.

CERTIFICATION OF SOURCE OF TITLE: REMAINING LANDS OF PHASE I AND PARCEL "J"
 JCC PARCEL ID #5130100008

PHASE I:
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION BY DEED OF CORRECTION DATED FEBRUARY 25, 1974 IN DEED BOOK 151, PAGE 142, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

PARCEL "J":
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BUSCH PROPERTIES, INC., A DELAWARE CORPORATION AND WAS ACQUIRED FROM ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION BY DEED DATED DECEMBER 22, 1987 IN DEED BOOK 376, PAGE 531, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

MRTS 2-28-12
 MICHAEL R. TAYLOR DATE
 PRESIDENT
 BUSCH PROPERTIES, INC.

CERTIFICATE OF NOTARIZATION

STATE OF MISSOURI, CITY OF ST. LOUIS,
 TO-WIT:

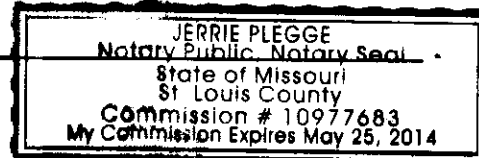
I, Jerric Plegge A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28 DAY OF February, 2012.

MY COMMISSION EXPIRES 5/28/14

Jerric Plegge
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER:



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

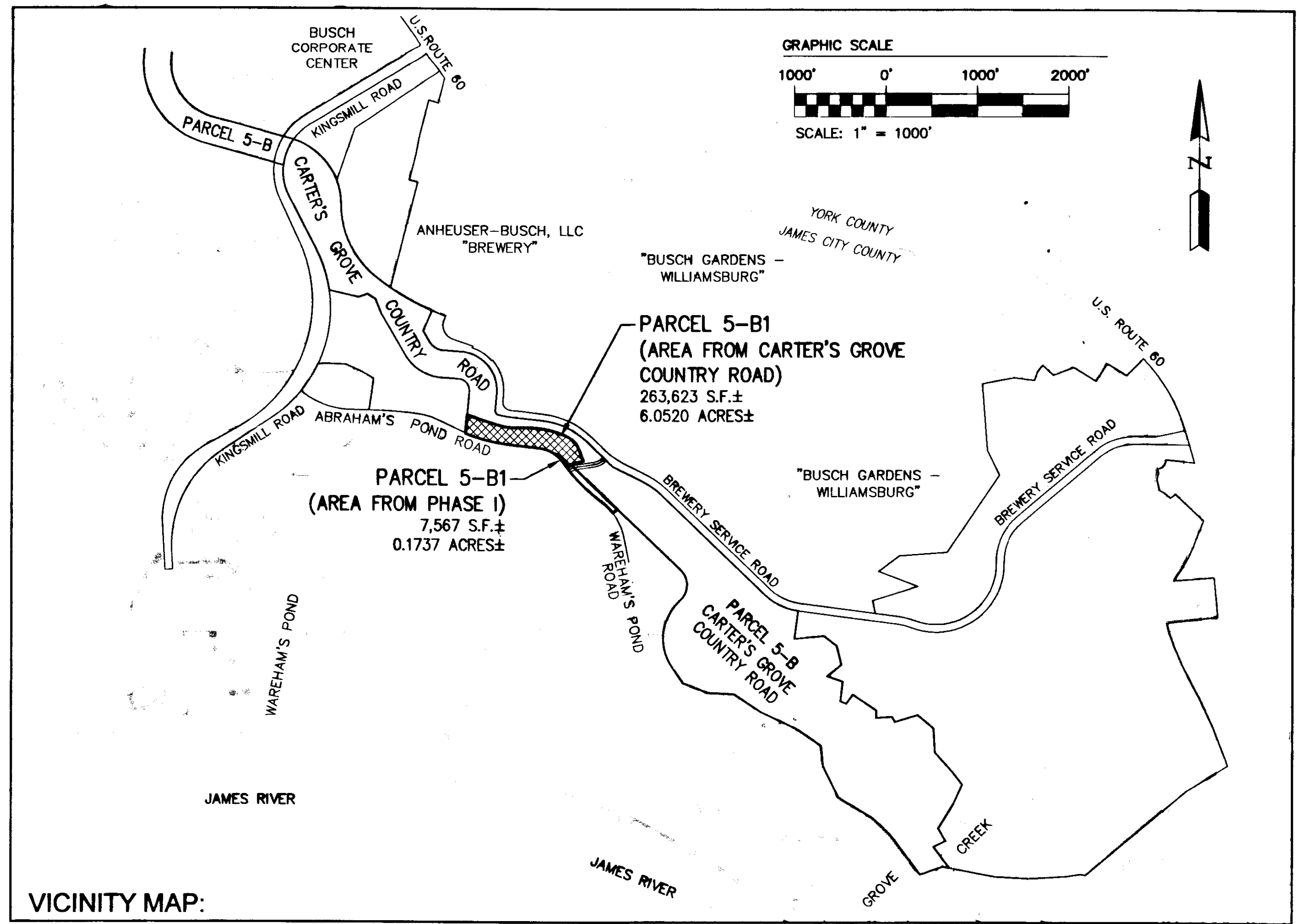
Thomas C. Sublett 11-4-2011
 THOMAS C. SUBLETT, L.S. LIC. NO. 001886 DATE

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Clayton A. Deane 4-12-12
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

AREA TABULATION - PARCEL 5-B1			
	SQUARE FEET	ACRES	
AREA FROM CARTER'S GROVE COUNTRY ROAD (PARCEL 5-B)	263,623 S.F.±	6.0520 AC.±	
AREA FROM REMAINDER OF PHASE I	7,567 S.F.±	0.1737 AC.±	
TOTAL AREA SUBDIVIDED (PARCEL 5-B1)	271,190 S.F.±	6.2257 AC.±	



VICINITY MAP:

NOTES:

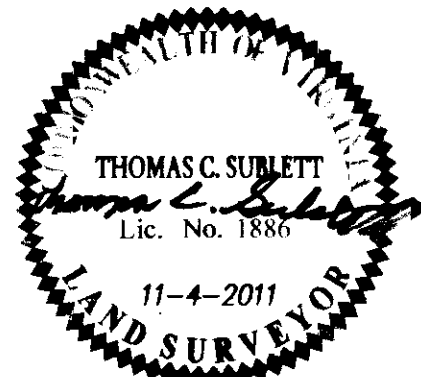
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS PART OF JAMES CITY COUNTY PARCEL ID #5130100002 AND PART OF JAMES CITY COUNTY PARCEL ID #5130100008.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL ENCUMBRANCES ON THE PROPERTY.
- THIS PLAT IS A COMPOSITE OF EXISTING DEED AND PLATS OF RECORD. A FIELD SURVEY HAS BEEN PERFORMED ON THE AREAS ADJACENT TO THIS SUBDIVISION TO ENSURE THE ACCURACY OF THE NEW MONUMENTS AND PROPERTY LINES HEREBY CREATED BY THIS SUBDIVISION, THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY OF THE ENTIRE CARTER'S GROVE COUNTRY ROAD PARCEL.
- AREA OF PARCEL 5-B, CARTER'S GROVE COUNTRY ROAD, EAST OF MOUNTS BAY ROAD RIGHT-OF-WAY. (REFERENCE: PLAT BOOK 32, PAGE 67A & 67B, PLAT BOOK 34, PAGE 56 AND INSTRUMENT #100014376)
 OLD AREA = 8,725,677 S.F.± OR 200.313 ACRES±
 AREA OF LAND HEREBY SUBDIVIDED OUT OF PARCEL 5-B, CARTER'S GROVE COUNTRY ROAD = 263,623 S.F.± OR 6.0520 ACRES±
 NEW AREA = 8,462,054 S.F.± OR 194.261 ACRES±

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 22 DAY OF May, 2012,
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:00 AM/PM
 INSTRUMENT # 120010877
 TESTE: *Betsy B. Woolridge, Clerk*
 BETSY B. WOOLRIDGE, CLERK

JAMES CITY COUNTY CASE NO. S-0053-2011, PARCEL 5-B1 *By Claudia H. Woolridge, Op. Clerk*

S:\Job\175334-RV Storage\Survey\Plans\175334-subdplat01.dwg, 2/9/2012 10:39:43 AM, mika.apponen

Rev.	Date	Description	Revised By
2	02-06-12	REVISED PER JCC COMMENTS - REVISE PARCEL NAME, ADD JCSA ESMT	CMA
1	12-22-11	REVISED PER JCC COMMENTS	CMA



Large/Small Plat(s) Recorded herewith as # 120010877

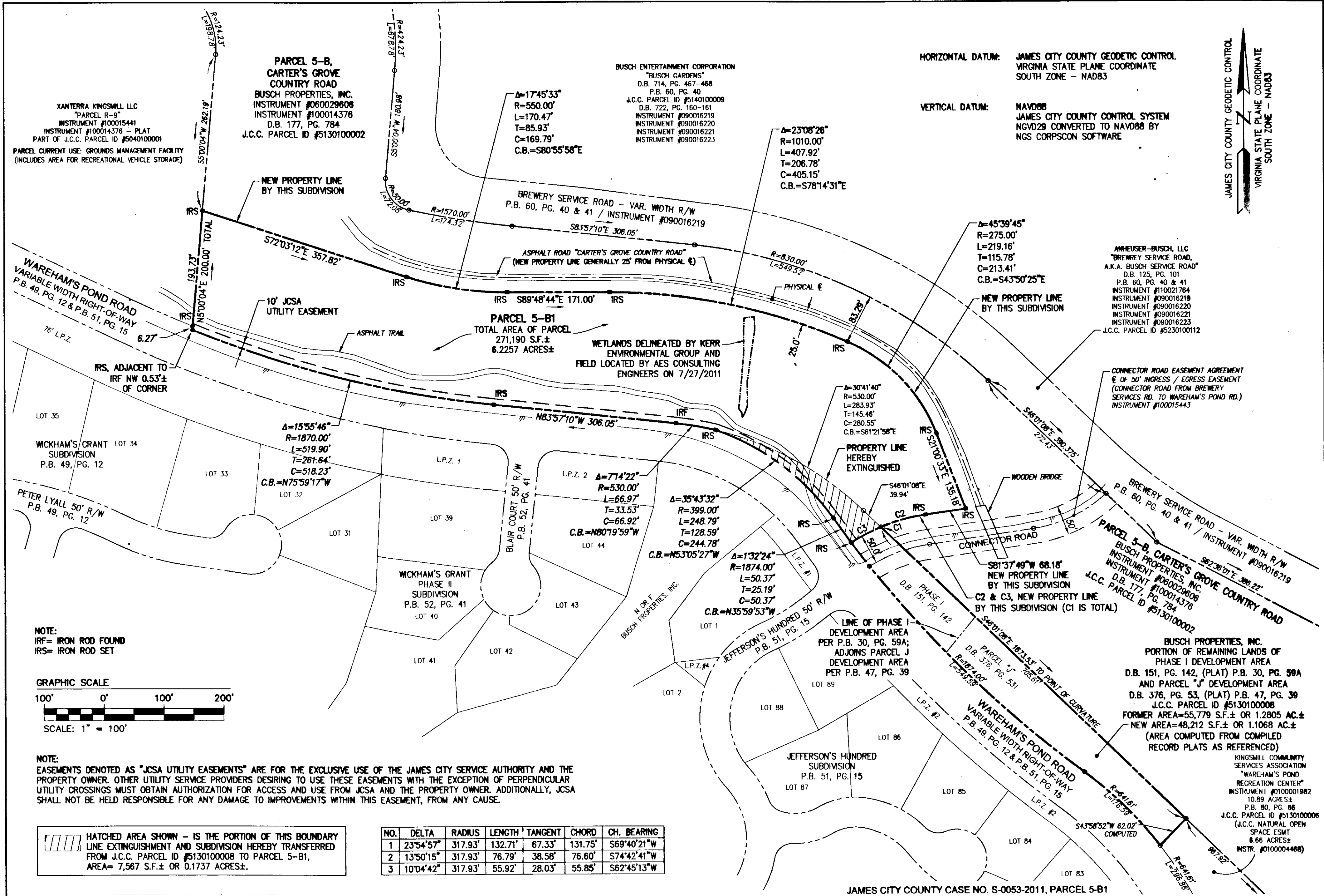
INES
 CONSULTING ENGINEERS

5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
 www.inesva.com

Hampton Roads | Central Virginia | Middle Peninsula

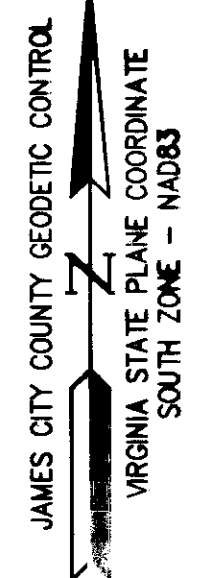
PLAT OF BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION
 BEING PARCEL 5-B1, CARTER'S GROVE COUNTRY ROAD
KINGSMILL ON THE JAMES
 PREPARED FOR BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG / GMM
 Project Number: W07753-34
 Scale: 1"=1000'
 Date: 11-4-2011
 Sheet Number
1 OF 2



HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL VIRGINIA STATE PLANE COORDINATE SOUTH ZONE - NAD83

VERTICAL DATUM: NAVD88 JAMES CITY COUNTY CONTROL SYSTEM NGVD29 CONVERTED TO NAVD88 BY NGS CORPSCON SOFTWARE



XANTERRA KINGSMILL LLC
"PARCEL R-9"
INSTRUMENT #100015441
INSTRUMENT #100014376 - PLAT
PART OF J.C.C. PARCEL ID #5040100001
PARCEL CURRENT USE: GROUNDS MANAGEMENT FACILITY
(INCLUDES AREA FOR RECREATIONAL VEHICLE STORAGE)

PARCEL 5-B,
CARTER'S GROVE
COUNTRY ROAD
BUSCH PROPERTIES, INC.
INSTRUMENT #060029608
INSTRUMENT #100014376
D.B. 177, PG. 784
J.C.C. PARCEL ID #5130100002

BUSCH ENTERTAINMENT CORPORATION
"BUSCH GARDENS"
D.B. 714, PG. 467-468
P.B. 60, PG. 40
J.C.C. PARCEL ID #5140100009
D.B. 722, PG. 160-161
INSTRUMENT #090016219
INSTRUMENT #090016220
INSTRUMENT #090016221
INSTRUMENT #090016223

ANHEUSER-BUSCH, LLC
"BREWERY SERVICE ROAD,
A.K.A. BUSCH SERVICE ROAD"
D.B. 125, PG. 101
P.B. 60, PG. 40 & 41
INSTRUMENT #110021764
INSTRUMENT #090016219
INSTRUMENT #090016220
INSTRUMENT #090016221
INSTRUMENT #090016223
J.C.C. PARCEL ID #5230100112

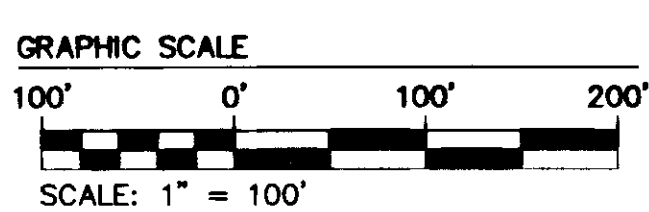
CONNECTOR ROAD EASEMENT AGREEMENT
OF 50' INGRESS / EGRESS EASEMENT
(CONNECTOR ROAD FROM BREWERY
SERVICES RD. TO WAREHAM'S POND RD.)
INSTRUMENT #100015443

PARCEL 5-B, CARTER'S GROVE COUNTRY ROAD
BUSCH PROPERTIES, INC.
INSTRUMENT #060029608
INSTRUMENT #100014376
D.B. 177, PG. 784
J.C.C. PARCEL ID #5130100002

BUSCH PROPERTIES, INC.
PORTION OF REMAINING LANDS OF
PHASE I DEVELOPMENT AREA
D.B. 151, PG. 142, (PLAT) P.B. 30, PG. 59A
AND PARCEL "J" DEVELOPMENT AREA
D.B. 376, PG. 53, (PLAT) P.B. 47, PG. 39
J.C.C. PARCEL ID #5130100008
FORMER AREA=55,779 S.F.± OR 1.2805 AC.±
NEW AREA=48,212 S.F.± OR 1.1068 AC.±
(AREA COMPUTED FROM COMPILED
RECORD PLATS AS REFERENCED)

KINGSMILL COMMUNITY
SERVICES ASSOCIATION
"WAREHAM'S POND
RECREATION CENTER"
INSTRUMENT #0100001982
P.B. 80, PG. 66
J.C.C. PARCEL ID #5130100006
(J.C.C. NATURAL OPEN
SPACE ESMT
6.66 ACRES±
INSTR. #0100004468)

NOTE:
IRF= IRON ROD FOUND
IRS= IRON ROD SET



NOTE:
EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

HATCHED AREA SHOWN - IS THE PORTION OF THIS BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION HEREBY TRANSFERRED FROM J.C.C. PARCEL ID #5130100008 TO PARCEL 5-B1, AREA= 7,567 S.F.± OR 0.1737 ACRES±.

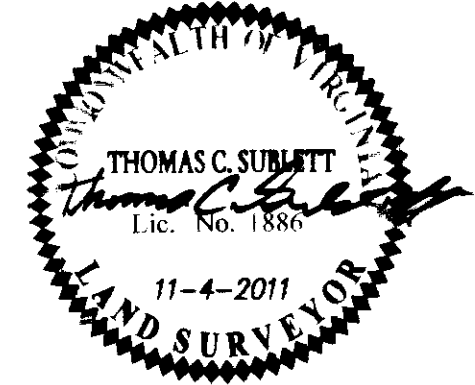
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	23°54'57"	317.93'	132.71'	67.33'	131.75'	S69°40'21"W
2	13°50'15"	317.93'	76.79'	38.58'	76.60'	S74°42'41"W
3	10°04'42"	317.93'	55.92'	28.03'	55.85'	S62°45'13"W

JAMES CITY COUNTY CASE NO. S-0053-2011, PARCEL 5-B1

S:\Jobs\75334-RV_Storage\Survey\Plans\W075334-subpld01.dwg, 2/9/2012 10:40:14 AM, mike apperton

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
22 Mar 2012
at 10:00 AM/PM, PG.
Document # 120010877
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk

Rev.	Date	Description	Revised By
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PLAT OF BOUNDARY LINE EXTINGUISHMENT
AND SUBDIVISION
BEING PARCEL 5-B1, CARTER'S GROVE COUNTRY ROAD
KINGSMILL ON THE JAMES
PREPARED FOR BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG / GAM
Project Number: W07533-34
Scale: 1"=100' Date: 11-4-2011
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2 OF 2