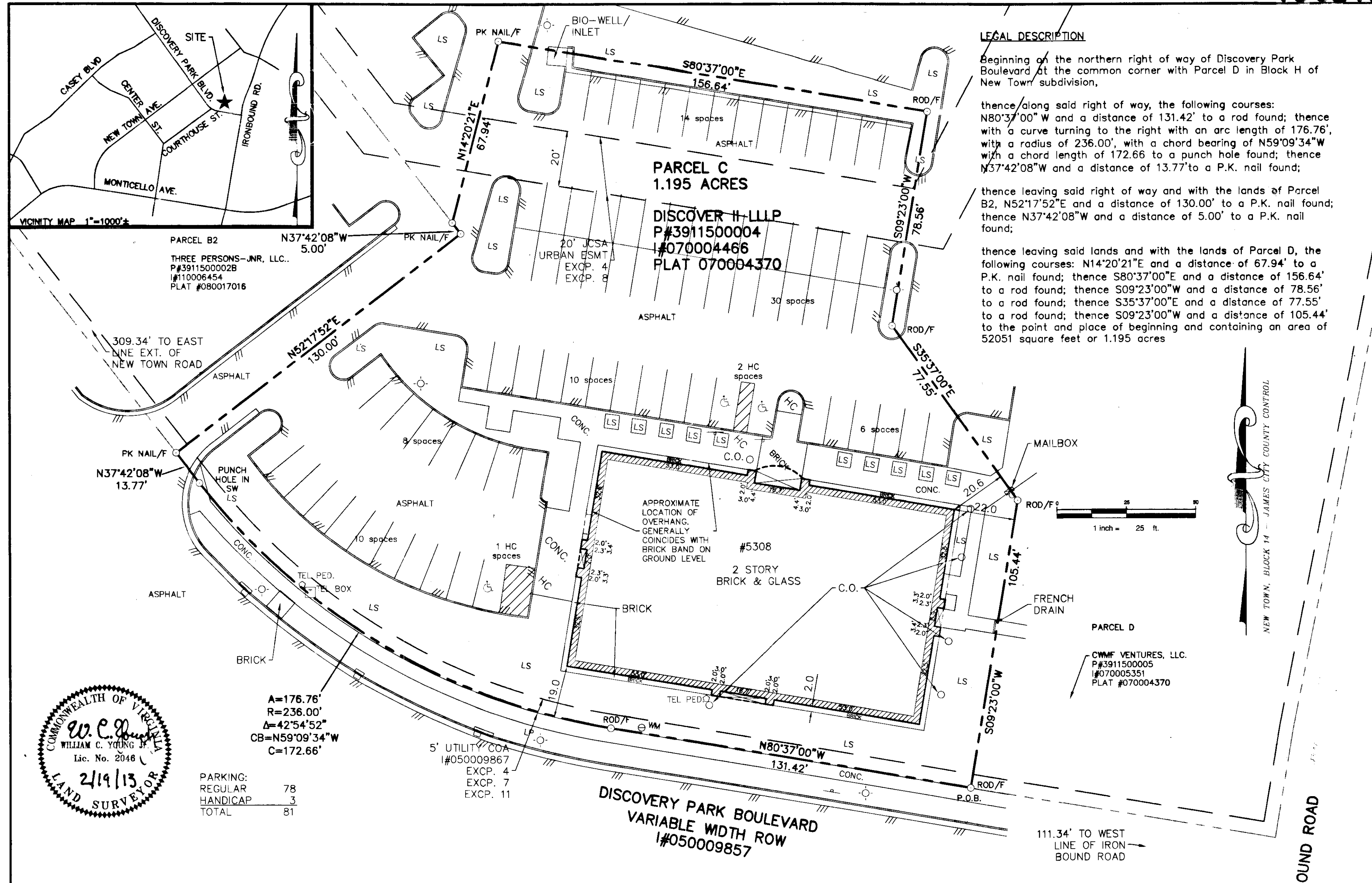


130010726



LEGAL DESCRIPTION

Beginning on the northern right of way of Discovery Park Boulevard at the common corner with Parcel D in Block H of New Town subdivision,

thence along said right of way, the following courses:

N80°37'00" W and a distance of 131.42' to a rod found; thence with a curve turning to the right with an arc length of 176.76', with a radius of 236.00', with a chord bearing of N59°09'34" W with a chord length of 172.66 to a punch hole found; thence N37°42'08" W and a distance of 13.77' to a P.K. nail found;

thence leaving said right of way and with the lands of Parcel B2, N52°17'52" E and a distance of 130.00' to a P.K. nail found; thence N37°42'08" W and a distance of 5.00' to a P.K. nail found;

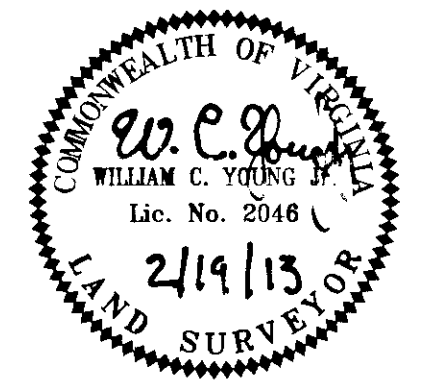
thence leaving said lands and with the lands of Parcel D, the following courses:

N14°20'21" E and a distance of 67.94' to a P.K. nail found; thence S80°37'00" E and a distance of 156.64' to a rod found; thence S09°23'00" W and a distance of 78.56' to a rod found; thence S35°17'00" E and a distance of 77.55' to a rod found; thence S09°23'00" W and a distance of 105.44' to the point and place of beginning and containing an area of 52051 square feet or 1.195 acres

PARCEL B2
THREE PERSONS-JNR, LLC.
P#391150002B
#110006454
PLAT #080017016

PARCEL C
1.195 ACRES
DISCOVER II LLLP
P#3911500004
#070004466
PLAT 070004370

1 inch = 25 ft.



A=176.76'
R=236.00'
Δ=42°54'52"
CB=N59°09'34" W
C=172.66'

PARKING:	
REGULAR	78
HANDICAP	3
TOTAL	81

5' UTILITY COA
#050009867
EXCP. 4
EXCP. 7
EXCP. 11

DISCOVERY PARK BOULEVARD
VARIABLE WIDTH ROW
#050009857

- NOTES:**
- PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOODPLAIN) AS SCALED FROM FIRM MAP NUMBER 51095C0140C, DATED 9/28/07.
 - ZONING (PER SUBDIVISION PLAT) - MU. SETBACKS - 0'. REFER TO PROFFERS, DESIGN GUIDELINES, PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS.

ALTA/ACSM CERTIFICATION:
TO: WMREF Ventures I, LLC, Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6A, 7, 8, 9, 11A, 13, 14, 16 (none observed), 18 (none observed) Table A thereof. The field work was completed on 2/19/13.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
4-24-2013
at 11:29 AM, PB PG
Document # 130010726
BETSY B. WOOLRIDGE, CLERK
Annie Adair, Dep. Clerk

W.C. Young Jr. 2/19/13
William C. Young Jr., license No. 2046 date

- SPECIAL EXCEPTIONS:** THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE ENDORSEMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BCT:1302334, DATED 2/4/13 AT 8 AM.
- EXCP 1, 2, & 3 - NOT ADDRESSED.
 - EXCP 4 - #070004370, SUBDIVISION PLAT.
 - A - SEE SUBDIVISION PLAT
 - B - 5' COMMERCIAL OWNERS ASSOCIATION (COA) UTILITY EASEMENT, AFFECTS SHOWN.
 - C - 20' JCSA URBAN EASEMENT, AFFECTS, SHOWN.
 - EXCP 5 - #020031430 MASTER DECLARATION. EASEMENTS PAGES 32-35. AFFECTS, BUT CANNOT BE SHOWN GRAPHICALLY. REQUIRES INTERPRETATION AND ADDITIONAL INFORMATION.
 - #070004371 - CONDOMINIUM OWNERSHIP. AFFECTS BUT CANNOT BE SHOWN GRAPHICALLY.
 - #080009867 - SUPPLEMENTAL DECLARATION. DOES NOT AFFECT.
 - EXCP 6 - #000014769, DRAINAGE SYSTEM - INSPECTION/MAINTENANCE. SUBJECT PROPERTY IS COVERED IN DESCRIPTION. AFFECTS, BUT CANNOT BE SHOWN GRAPHICALLY. (PUBLIC)
 - #070006541, DRAINAGE SYSTEM - INSPECTION/MAINTENANCE. AFFECTS BUT CANNOT BE SHOWN GRAPHICALLY. (PUBLIC)
 - EXCP 7 - #050013787, UTILITY, WALKWAY, LANDSCAPING AND RIGHT-OF-WAY EASEMENT. AFFECTS, BUT CANNOT BE SHOWN GRAPHICALLY. (PRIVATE). RESIDENTIAL OWNERS ASSOCIATION EASEMENT
 - #050010506, UTILITY, WALKWAY, LANDSCAPING AND RIGHT-OF-WAY EASEMENT. AFFECTS, A PORTION IS SHOWN BUT REST CANNOT BE SHOWN GRAPHICALLY. (PRIVATE). COMMERCIAL OWNERS ASSOCIATION EASEMENT.
 - EXCP 8 - #040014419, JCSA URBAN UTILITY EASEMENT FOR UNDERGROUND WORKS AND SYSTEMS. PER SUBDIVISION PLAT, AFFECTS, SHOWN. (PUBLIC)

- #050007644, JCSA SHARED URBAN UTILITY EASEMENT FOR UNDERGROUND WORKS AND SYSTEMS. SUBJECT PROPERTY IS COVERED IN DESCRIPTION. (PUBLIC) AFFECTS BUT CANNOT BE SHOWN GRAPHICALLY.
- EXCP 9 - #050010508, WATER AND SEWER CLEAN-OUT EASEMENT (PUBLIC). AFFECTS, CLEAN-OUTS AND WATER METER SHOWN ON PLAT.
- EXCP 10 - #040027471, PROFFERS. SUBJECT PROPERTY IS COVERED IN DESCRIPTION. AFFECTS BUT CANNOT BE SHOWN GRAPHICALLY.
- #070005135, PROFFERS. SUBJECT PROPERTY IS COVERED IN DESCRIPTION. MAY OR MAY NOT AFFECT.
- EXCP 11 - #060026876, EASEMENTS. AFFECTS, SHOWN AS 5' UTILITY COA EASEMENT.
- EXCP 12 - #080009856 & 080009657. NOT ADDRESSED.

1 Large Plat(s) Recorded herewith as 130010726

Draper Aden Associates
Engineering • Surveying • Environmental Services

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Charlottesville, VA
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www.daa.com

ALTA/ACSM LAND TITLE SURVEY
PARCEL C, BLOCK 14, NEW TOWN
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

DESIGNED BY:	
DRAWN BY:	WCY
CHECKED BY:	
SCALE:	1"=25'
DATE:	2/19/13
PROJECT NUMBER:	R13149R-01S
	1 OF 1