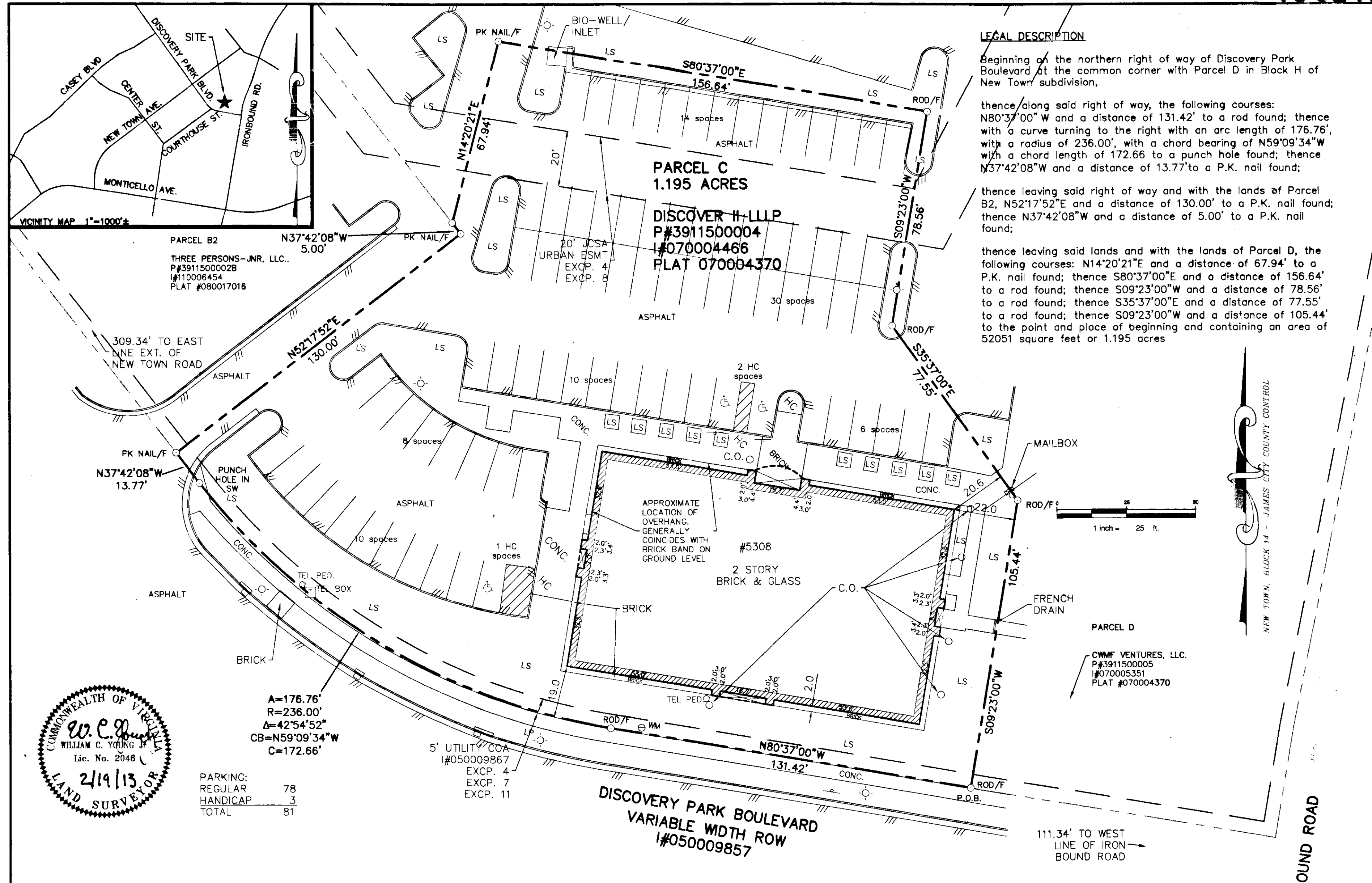


130010726



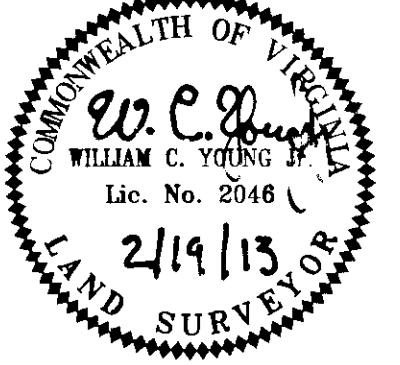
**Draper Aden Associates**  
Engineering • Surveying • Environmental Services

Blacksburg, VA  
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8090 Villa Park Drive  
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**ALTA/ACSM LAND TITLE SURVEY**  
**PARCEL C, BLOCK 14, NEW TOWN**  
BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA

|                  |             |
|------------------|-------------|
| <b>REVISIONS</b> |             |
| DESIGNED BY:     | W.C.Y.      |
| DRAWN BY:        | WCY         |
| CHECKED BY:      |             |
| SCALE:           | 1"=25'      |
| DATE:            | 2/19/13     |
| PROJECT NUMBER:  | R13149R-01S |
| <b>1 OF 1</b>    |             |



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

**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.

**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.

1 Large Plat(s) Recorded herewith as 130010726

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 Amber Aden, Dep. Clerk

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