

130014474

INVESTORS TITLE INSURANCE COMPANY
P. O. DRAWER 2687
CHAPEL HILL, NORTH CAROLINA 27515-2687
COMMITMENT NO. 201300939BT

SCHEDULE B - SECTION II
EXCEPTIONS (CONTINUED)

1. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 139, PAGE 294; DEED BOOK 145, PAGE 614; DEED BOOK 145, PAGE 737; DEED BOOK 145, PAGE 746; DEED BOOK 160, PAGE 367 AND IN DEED BOOK 160, PAGE 370, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. DELETING THEREFROM ANY RESTRICTION INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
7. TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN DEED RECORDED AS INSTRUMENT NO. 060029609. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
8. EASEMENT(S) TO COLONIAL PIPELINE RECORDED IN DEED BOOK 129, PAGE 694 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGES 19 AND 20; DEED BOOK 90, PAGE 701; DEED BOOK 91, PAGE 138; DEED BOOK 91, PAGE 423 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 20, PAGE 58; DEED BOOK 91, PAGE 429 AND IN DEED BOOK 90, PAGE 669. (DEED BOOK 129, PAGE 694 AFFECTS THE PROPERTY, AS SHOWN ON SURVEY) (DEED BOOK 28, PAGES 19 & 20 AFFECTS THE PROPERTY, AS SHOWN ON SURVEY) (DEED BOOK 90, PAGE 701 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 91, PAGE 138 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 91, PAGE 423 MAY AFFECT THE PROPERTY, UNABLE TO LOCATE)
9. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 353, PAGE 58A; DEED BOOK 200, PAGE 744 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 145; DEED BOOK 201, PAGE 165 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 4, PAGE 149. (DEED BOOK 353, PAGE 58A AFFECTS THE PROPERTY, AS SHOWN ON SURVEY) (DEED BOOK 200, PAGE 744 AFFECTS THE PROPERTY, UNABLE TO LOCATE) (DEED BOOK 201, PAGE 165 AFFECTS THE PROPERTY, UNABLE TO LOCATE)
10. EASEMENT(S) TO JAMES CITY SERVICE AUTHORITY RECORDED IN DEED BOOK 156, PAGE 649 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 32, PAGE 67A AND IN DEED BOOK 182, PAGE 485. (AFFECTS THE PROPERTY, AS SHOWN ON SURVEY)
11. PLAT OF SURVEY BY DOUGLAS E. WHITE, DATED 11/01/74 AND REVISED 12/18/74 AND RECORDED IN PLAT BOOK 32, PAGE 67A SHOWING THE FOLLOWING LOCATED ON THE LAND:
A) VEPCO EASEMENT ALONG THE WESTERN PROPERTY LINE ABUTTING MOUNTS BAY ROAD
B) 50' COLONIAL PIPELINE EASEMENT ALONG THE NORTHERN PROPERTY LINE
C) VEPCO AND C&P EASEMENTS CROSSING THE PROPERTY WITHIN KINGSMILL ROAD
D) PROPOSED 20' SANITARY SEWER EASEMENT TO JAMES CITY SERVICE AUTHORITY
E) 30' HAMPTON ROADS SANITATION DISTRICT SANITARY SEWER EASEMENT CROSSING THE PROPERTY
(AFFECTS THE PROPERTY, AS SHOWN ON SURVEY)
12. DEED OF EASEMENT RECORDED AS INSTRUMENT NO. 120006334. (DOES NOT AFFECT COUNTRY ROAD WEST)
13. MATTERS SHOWN ON PLAT RECORDED AS INSTRUMENT NO. 100014376 INCLUDING THE FOLLOWING LOCATED ON THE LAND:
AS TO ADDITION #1:
A) 100' RPA
AS TO ADDITION #2:
B) 100' PRIVATE DAM MAINTENANCE EASEMENT
C) 100' RPA
(DOES NOT AFFECT COUNTRY ROAD WEST)
14. RIGHTS OF OTHERS WHICH MAY EXIST IN AND TO THAT PORTION OF THE LAND DESIGNATED AS SWAMP/MARSH LAND.
15. RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF GROVE CREEK, LOCATED ON THE LAND. (DOES NOT AFFECT COUNTRY ROAD WEST)
16. DEED OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 100015198. (DOES NOT AFFECT COUNTRY ROAD WEST)

17. SUBJECT TO MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 51, PAGE 15; PLAT BOOK 61, PAGE 100, CORRECTED BY PLAT BOOK 62 AT PAGE 23, AND IN PLAT BOOK 65 AT PAGE 48. (PLAT BOOK 51, PAGE 15 DOES NOT AFFECT COUNTRY ROAD WEST) (PLAT BOOK 61, PAGE 100 DOES NOT AFFECT COUNTRY ROAD WEST) (PLAT BOOK 62, PAGE 23 DOES NOT AFFECT COUNTRY ROAD WEST) (PLAT BOOK 65, PAGE 48 DOES NOT AFFECT COUNTRY ROAD WEST)
18. EASEMENTS AND OTHER MATTERS REFLECTED IN SPECIAL WARRANTY DEED DATED FEBRUARY 6, 2001 RECORDED AT INSTRUMENT NO. 010001982, AS CORRECTED BY THAT DEED OF CORRECTION DATED JANUARY 24, 2013 RECORDED AT INSTRUMENT NO. 130004919. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
19. MATTERS REFLECTED IN DEED BOOK 561, PAGE 716, AS CORRECTED BY THAT DEED OF CORRECTION DATED JUNE 6, 2013, AND RECORDED AS INSTRUMENT NO. 130014431; INSTRUMENT NO. 970014232 AND AS INSTRUMENT NO. 970012226. (AFFECTS THE PROPERTY, NOT PLOTTABLE)

PARCEL PROPERTY DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, WITH THE IMPROVEMENTS SHOWN THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA IDENTIFIED AS A PORTION OF TAX ASSESSORS PARCEL NUMBER 513010002 AND FURTHER IDENTIFIED AS CARTER'S GROVE COUNTRY ROAD WEST.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTRY ROAD WEST, A PORTION OF PARCEL 5-B

BEGINNING AT A POINT WESTERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD WHOSE NORTHING IS 3616190.0057 AND WHOSE EASTING IS 12018065.9955; SAID POINT MARKING A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND OTHER LANDS OF BUSCH PROPERTIES, INC. (SOUTHALL RESIDUE PARCEL);

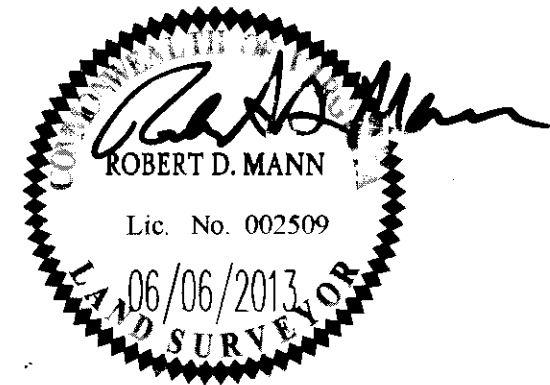
THENCE, ALONG THE LINE OF BUSCH PROPERTIES, INC. (SOUTHALL RESIDUE PARCEL) A BEARING N 74°29'06" W A DISTANCE OF 795.52' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 905.42', AN ARC LENGTH OF 1,327.42', A DELTA ANGLE OF 84°00'00", AND WHOSE LONG CHORD BEARS N 32°29'06" W A DISTANCE OF 1,211.69' TO A POINT ON THE LINE OF LPZ F-6 AS SHOWN ON THE PLAT OF SOUTHALL QUARTER RECORDED IN PLAT BOOK 33 AT PAGE 65; THENCE, ALONG THE LINE OF SOUTHALL QUARTER, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,300.00', AN ARC LENGTH OF 1,247.91', A DELTA ANGLE OF 55°00'00", AND WHOSE LONG CHORD BEARS N 17°59'08" W A DISTANCE OF 1,200.55' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 546.00', AN ARC LENGTH OF 615.84', A DELTA ANGLE OF 64°37'29", AND WHOSE LONG CHORD BEARS N 77°47'51" W A DISTANCE OF 583.71' TO A POINT ON THE LINE OF PARCEL 'A' AS SHOWN ON A PLAT TITLED 'PLAT OF SEVERAL PARCELS OF LAND TO BE CONVEYED AND OF SEVERAL SCENIC EASEMENTS TO BE GRANTED TO THE COLONIAL WILLIAMSBURG FOUNDATION'; THENCE, CONTINUING ALONG THE LINE OF PARCEL 'A', ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 8,094.44', AN ARC LENGTH OF 2,158.17', A DELTA ANGLE OF 15°16'35", AND WHOSE LONG CHORD BEARS S 77°31'42" W A DISTANCE OF 2,151.78' TO A POINT; THENCE, A BEARING S 81°41'29" W A DISTANCE OF 260.08' TO A POINT; THENCE, A BEARING S 89°13'33" W A DISTANCE OF 278.82' TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,421.58', AN ARC LENGTH OF 168.25', A DELTA ANGLE OF 06°46'52", AND WHOSE LONG CHORD BEARS S 79°01'54" W A DISTANCE OF 168.15' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,086.39', AN ARC LENGTH OF 364.67', A DELTA ANGLE OF 10°00'52", AND WHOSE LONG CHORD BEARS S 80°38'54" W A DISTANCE OF 364.21' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MOUNTS BAY ROAD, AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF PARCEL 'A' ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MOUNTS BAY ROAD, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,254.05', AN ARC LENGTH OF 58.03', A DELTA ANGLE OF 02°39'04", AND WHOSE LONG CHORD BEARS N 44°52'12" W A DISTANCE OF 58.02' TO A POINT; THENCE, A BEARING N 44°16'59" W A DISTANCE OF 149.85' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6,331.16', AN ARC LENGTH OF 98.96', A DELTA ANGLE OF 00°53'44", AND WHOSE LONG CHORD BEARS N 42°56'23" W A DISTANCE OF 98.96' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 43°23'15" W A DISTANCE OF 97.80' TO A POINT, AN IRON ROD FOUND; SAID POINT MARKING A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND OTHER LANDS OF BUSCH PROPERTIES, INC.; THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MOUNTS BAY ROAD, ALONG THE LINE OF BUSCH PROPERTIES, INC. THENCE, A BEARING N 89°04'19" E A DISTANCE OF 150.83' TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,786.39', AN ARC LENGTH OF 418.57', A DELTA ANGLE OF 13°25'30", AND WHOSE LONG CHORD BEARS N 82°21'34" E A DISTANCE OF 417.61' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,721.58 FEET, AN ARC LENGTH OF 203.75', A DELTA ANGLE OF 06°46'52", AND WHOSE LONG CHORD BEARS N 79°02'15" E A DISTANCE OF 203.63' TO A POINT; THENCE, A BEARING N 88°50'37" E A DISTANCE OF 312.33' TO A POINT; THENCE, A BEARING N 81°16'25" E A DISTANCE OF 240.95' TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 7,794.44', AN ARC LENGTH OF 2,078.18', A DELTA ANGLE OF 15°16'35", AND WHOSE LONG CHORD BEARS N 77°32'02" E A DISTANCE OF 2,072.03' TO A POINT, AN IRON ROD FOUND; SAID POINT MARKING A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND BUSCH CORPORATE CENTER-WILLIAMSBURG; THENCE, LEAVING THE LINE OF BUSCH PROPERTIES, INC., ALONG THE LINE OF BUSCH CORPORATE CENTER-WILLIAMSBURG, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 846.00', AN ARC LENGTH OF 954.22', A DELTA ANGLE OF 64°37'30", AND WHOSE LONG CHORD BEARS S 77°47'30" E A DISTANCE OF 904.44' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,600.00', AN ARC LENGTH OF 1,535.15', A DELTA ANGLE OF 54°58'25", AND WHOSE LONG CHORD BEARS S 17°59'32" E A DISTANCE OF 1,476.94' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 604.89', AN ARC LENGTH OF 887.67', A DELTA ANGLE OF 84°04'52", AND WHOSE LONG CHORD BEARS S 32°30'02" E A DISTANCE OF 810.13' TO A POINT; THENCE, A BEARING S 74°29'45" E A DISTANCE OF 816.21' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD, AN IRON ROD FOUND; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 715.82', AN ARC LENGTH OF 303.60', A DELTA ANGLE OF 24°18'03", AND WHOSE LONG CHORD BEARS S 19°22'34" W A DISTANCE OF 301.33' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 2,217,901 SQUARE FEET (50.916 ACRES), MORE OR LESS.

6 Large/Small Plat(s) Recorded herewith as # 130014474

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
13 June 2013
at 11:15 AM/PM, PG --
Document # 130014474
BETSY B. WOOLRIDGE, CLERK
By Robert D. Mann, Dep. Clerk

Rev.	Date	Description	Revised By



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BOUNDARY SURVEY
COUNTRY ROAD WEST PARCEL

PROPERTY OF
BUSCH PROPERTIES, INC.

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	1"=100'
Date:	06/06/2013
Sheet Number	2