

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

SCHEDULE B - SECTION II
EXCEPTIONS

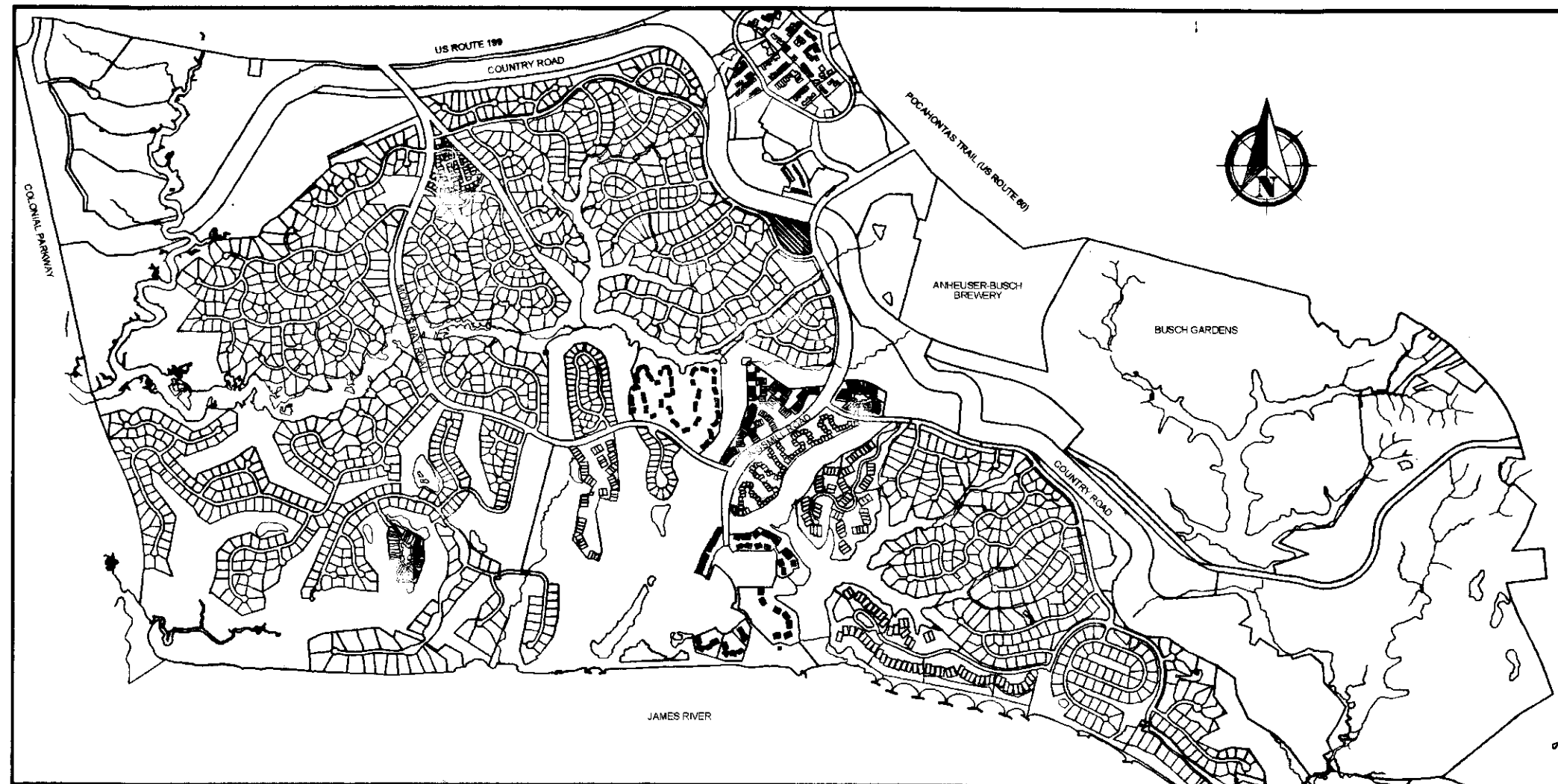
6. RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 139, PAGE 294; DEED BOOK 145, PAGE 614; DEED BOOK 145, PAGE 737; DEED BOOK 145, PAGE 746; DEED BOOK 160, PAGE 367 AND IN DEED BOOK 160, PAGE 370. BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE A FORFEITURE OR REVERSION OF TITLE. DELETING 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.)
23. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, RECORDED IN DEED BOOK 263, PAGE 305. (AFFECTS THE PROPERTY, NOT PLOTTABLE.)
24. EASEMENT GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, RECORDED IN DEED BOOK 149, PAGE 611 AND SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 57. (DOES NOT AFFECT THE PROPERTY.)

REFERENCE

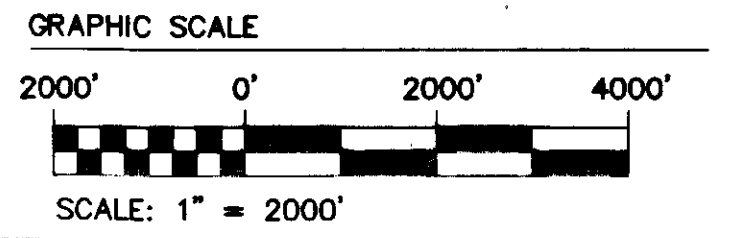
INSTRUMENT # 100013476 - BOUNDARY PLAT, PARCEL 5-B CARTER'S GROVE COUNTRY ROAD
INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
SOUTHALL ROAD PARCEL	226,941	5.210



LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
□	MONUMENT FOUND
—	PROPERTY LINE
- - -	EASEMENT
- · - · -	WETLANDS
- - - - -	100' RPA BUFFER



PROPERTY DESCRIPTION - SOUTHALL ROAD PARCEL

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 TAX ASSESSORS PARCEL NUMBER 5040100005.

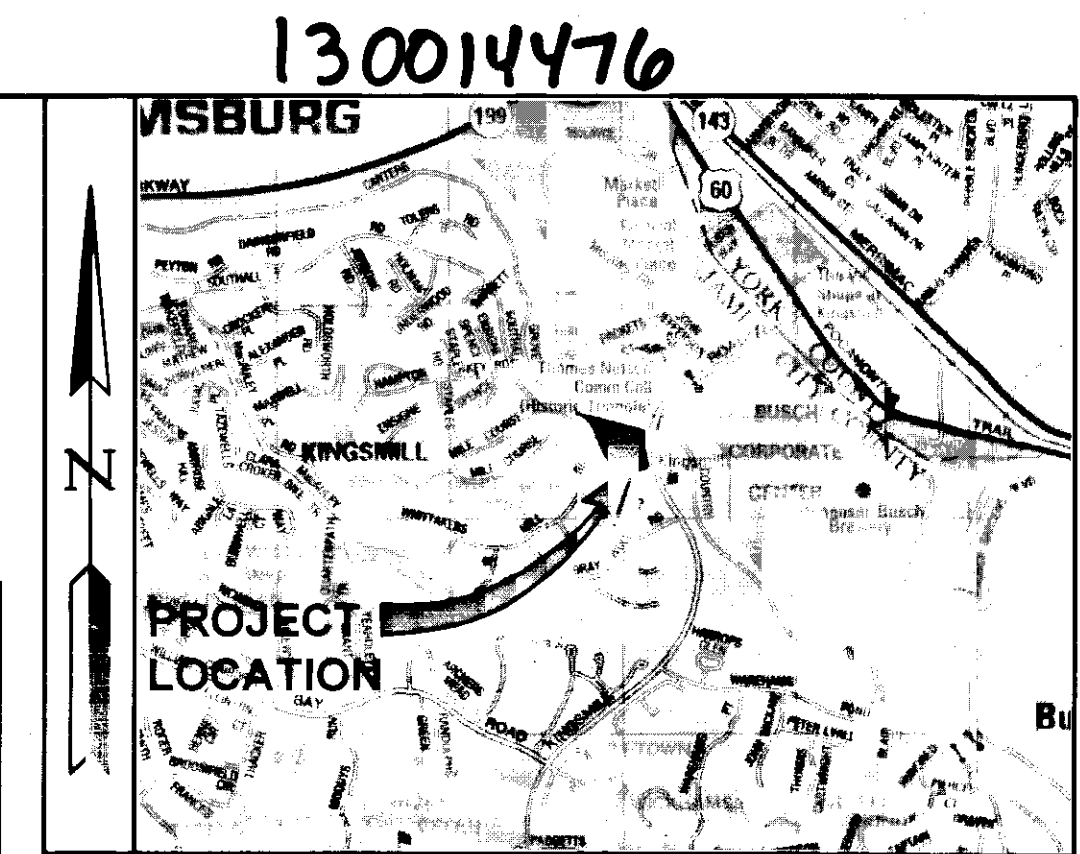
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD WHOSE NORTHERING IS 3616190.0057 AND WHOSE EASTING IS 12018065.9955; SAID POINT IS COMMON THE PARCEL HEREIN DESCRIBED AND CARTER'S GROVE COUNTRY ROAD PARCEL 5-B (COUNTRY ROAD WEST);

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 714.58', AN ARC LENGTH OF 359.99', A DELTA ANGLE OF 28°51'51", AND WHOSE LONG CHORD BEARS S 07°10'51" E A DISTANCE OF 356.19' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00', AN ARC LENGTH OF 46.84', A DELTA ANGLE OF 89°27'25", AND WHOSE LONG CHORD BEARS S 23°08'28" W A DISTANCE OF 42.22' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHALL ROAD; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHALL ROAD, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 354.98', AN ARC LENGTH OF 561.47', A DELTA ANGLE OF 90°37'26", AND WHOSE LONG CHORD BEARS N 66°49'06" W A DISTANCE OF 504.74' TO A POINT; THENCE, A BEARING N 21°30'23" W A DISTANCE OF 198.06' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 351.57', AN ARC LENGTH OF 325.21', A DELTA ANGLE OF 53°00'00", AND WHOSE LONG CHORD BEARS N 48°00'23" W A DISTANCE OF 313.74' TO A POINT; THENCE, A BEARING N 74°30'23" W A DISTANCE OF 27.51' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 910.42', AN ARC LENGTH OF 1335.11', A DELTA ANGLE OF 84°01'24", AND WHOSE LONG CHORD BEARS N 32°29'41" W A DISTANCE OF 1218.65' TO A POINT COMMON TO THE PARCEL HEREIN DESCRIBED AND LPZ F-6 AS SHOWN ON THE PLAT OF SOUTHALL QUARTER RECORDED IN PLAT BOOK 33 AT PAGE 65; THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHALL ROAD, ALONG THE LINE OF LPZ RF-6, A BEARING S 80°30'22" E A DISTANCE OF 5.83' TO A POINT ON THE LINE OF CARTER'S GROVE COUNTRY ROAD PARCEL 5-B (COUNTRY ROAD WEST); THENCE, LEAVING THE LINE OF LPZ F-6, ALONG THE LINE OF CARTER'S GROVE COUNTRY ROAD PARCEL 5-B (COUNTRY ROAD WEST), ALONG A NON-TANGENT CURVE TO THE LEFT, 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 S 32°29'06" E A DISTANCE OF 1,211.69' TO A POINT; THENCE, A BEARING S 74°29'06" E A DISTANCE OF 795.52' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 226,941 SQUARE FEET (5.210 ACRES), MORE OR LESS.

TAX I.D. NUMBER: NOT YET ASSIGNED



GENERAL NOTES

1. THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.
2. PROPERTY ZONED R4, RESIDENTIAL PLANNED COMMUNITY.
3. PROPERTY IS ALL OF TAX MAP PARCEL NO. 5040100005.
4. PROPERTY ADDRESSES: 100 SOUTHALL ROAD WILLIAMSBURG, VA 23185
5. HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1992).
6. EXCEPT AS SHOWN ON THE SURVEY, NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN ZONE "X", OF THE FLOOD INSURANCE RATE MAP 51095C, COMMUNITY PANEL NO. 0210C WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
7. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
8. THIS PLAT DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY, ONLY BUILDINGS AND ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN FIELD LOCATED.
9. PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
10. WETLANDS AND LAND WITHIN 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.
11. RPA IMPACTS SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, ROBERT D. MANN AND THAT THERE ARE NO ENCROACHMENTS, EITHER WAY, ACROSS THE LINES OTHER THAN SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH STATE AND LOCAL STANDARDS. A TITLE REPORT HAS BEEN FURNISHED AND, WHERE SUFFICIENT INFORMATION EXIST, EASEMENT, SURVITUDES, COVENANTS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD HAVE BEEN PLOTTED HEREON.

DATE OF PLAT:

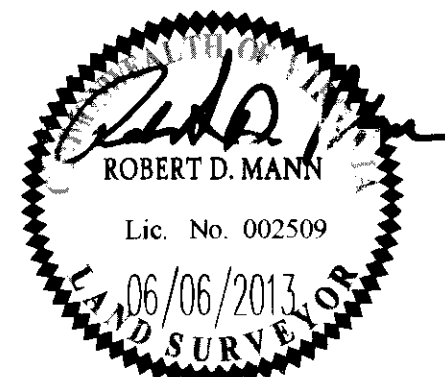
Robert D. Mann
ROBERT D. MANN
VIRGINIA LICENSED
LAND SURVEYOR # 2509

6/6/2013

3 Large/Small Plat(s) Recorded
herewith as # 130014476

Rev	Date	Description	Revised by

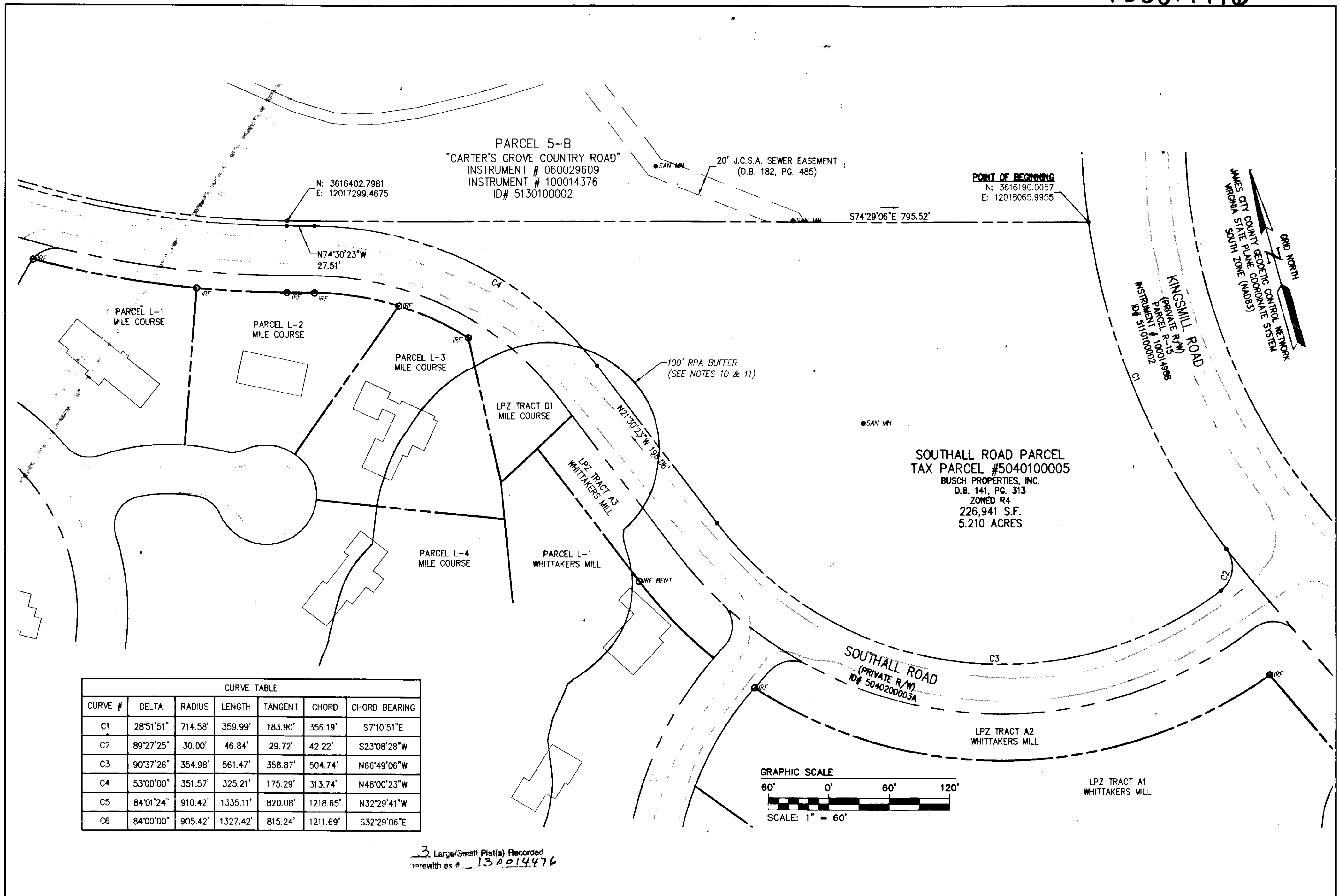
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
13 June 2013
at 11:41 AM/PM, PG
Document # 130014476
BETSY B. WOOLRIDGE, CLERK
By *[Signature]*, Dep. Clerk



NES
CONSULTING ENGINEERS
1317 Executive Blvd, Suite 150
Chesapeake, Virginia 23320
Phone: (757) 410-7436
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY SURVEY
SOUTHALL ROAD PARCEL
PROPERTY OF
BUSCH PROPERTIES, INC.
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	Date
N/A	06/06/2013
Sheet Number	
1	

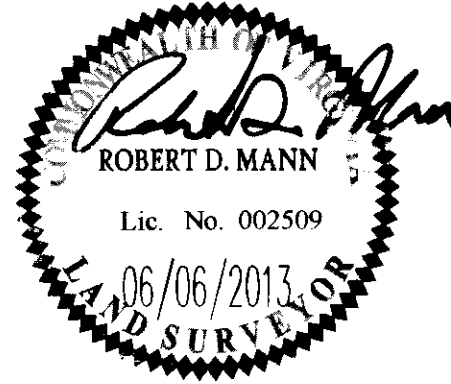


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	28°51'51"	714.58'	359.99'	183.90'	356.19'	S7°10'51"E
C2	89°27'25"	30.00'	46.84'	29.72'	42.22'	S23°08'28"W
C3	90°37'26"	354.98'	561.47'	358.87'	504.74'	N66°49'06"W
C4	53°00'00"	351.57'	325.21'	175.29'	313.74'	N48°00'23"W
C5	84°01'24"	910.42'	1335.11'	820.08'	1218.65'	N32°29'41"W
C6	84°00'00"	905.42'	1327.42'	815.24'	1211.69'	S32°29'06"E

3 Large/Small Plat(s) Recorded
herewith as # 130014476

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
13 June 2013
at 11:41 AM/PM, PG. PG
Document # 130014476
BETSY B. WOOLRIDGE, CLERK
By Robert D. Mann, Dep. Clerk

Rev	Date	Description	Revised By

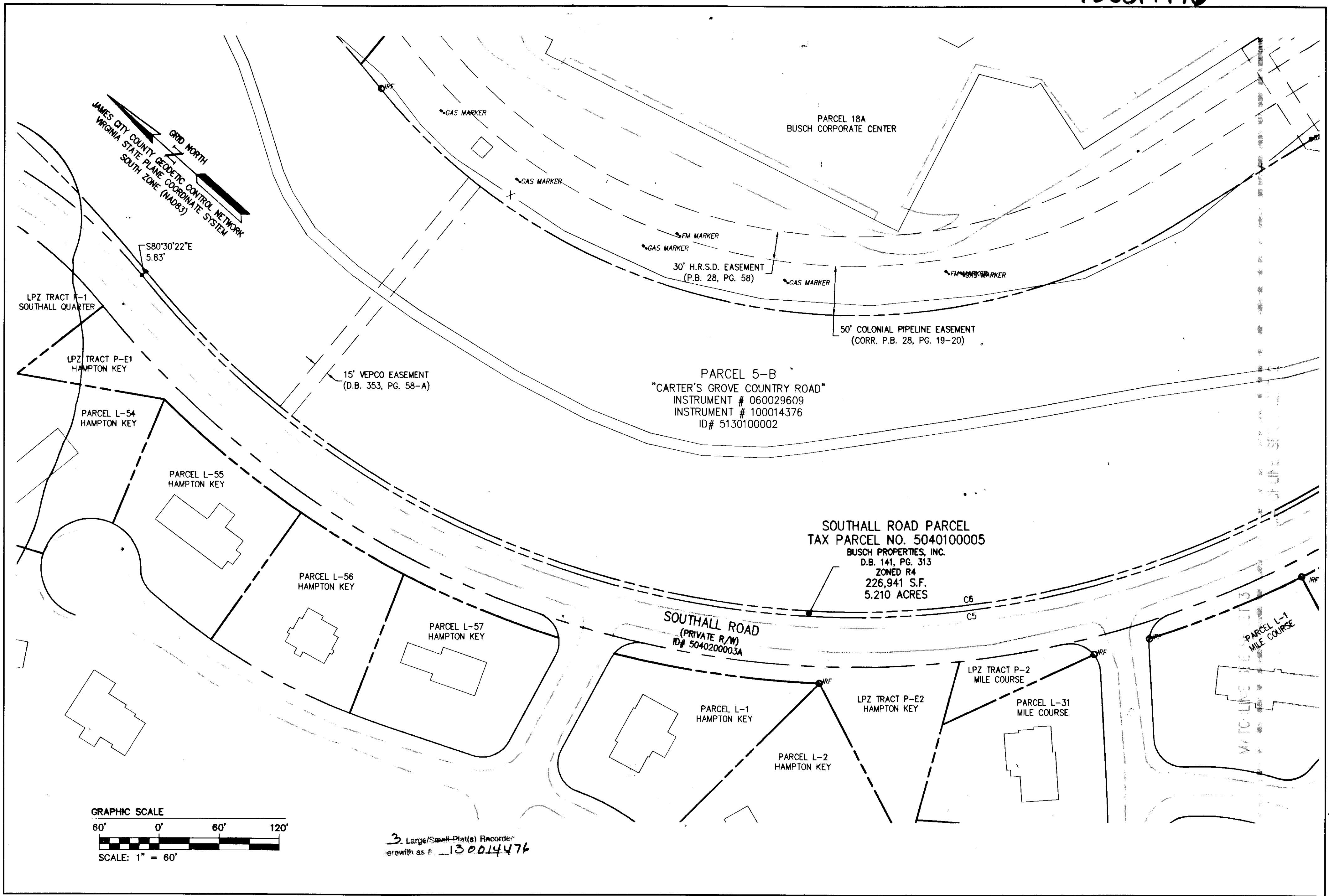


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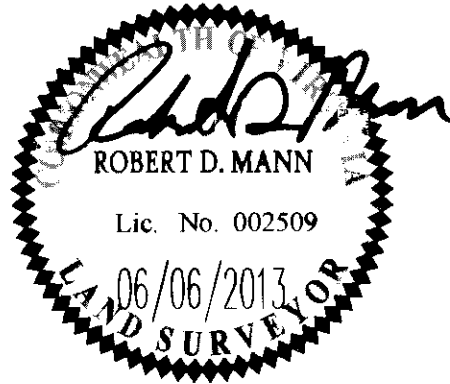
BOUNDARY SURVEY
SOUTHALL ROAD PARCEL
PROPERTY OF
BUSCH PROPERTIES, INC.
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts: RDM	
Project Number: H10047	
Scale: 1"=60'	Date: 06/06/2013
Sheet Number	
2	

130014476



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on <u>13 June 2013</u>	
at <u>11:41</u> AM/PM, PB <u>PG</u>	
Document # <u>130014476</u>	
BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> Dep. Clerk	
Rev	Revised



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SOUTHALL ROAD PARCEL
PROPERTY OF
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ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	H10047
Scale:	1"=60'
Date:	08/08/2013
Sheet Number	3