

130014491

INVESTORS TITLE INSURANCE COMPANY
P. O. DRAWER 2687
CHAPEL HILL, NORTH CAROLINA 27515-2687
COMMITMENT NO. 201300947BT

REFERENCE

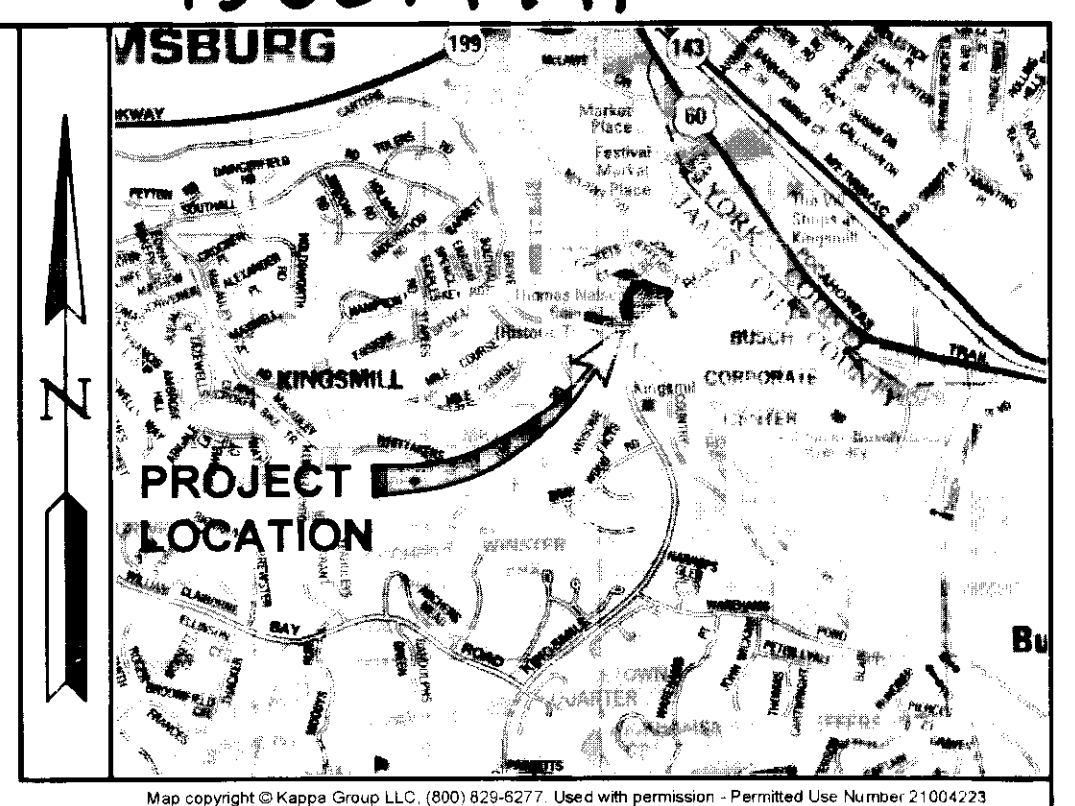
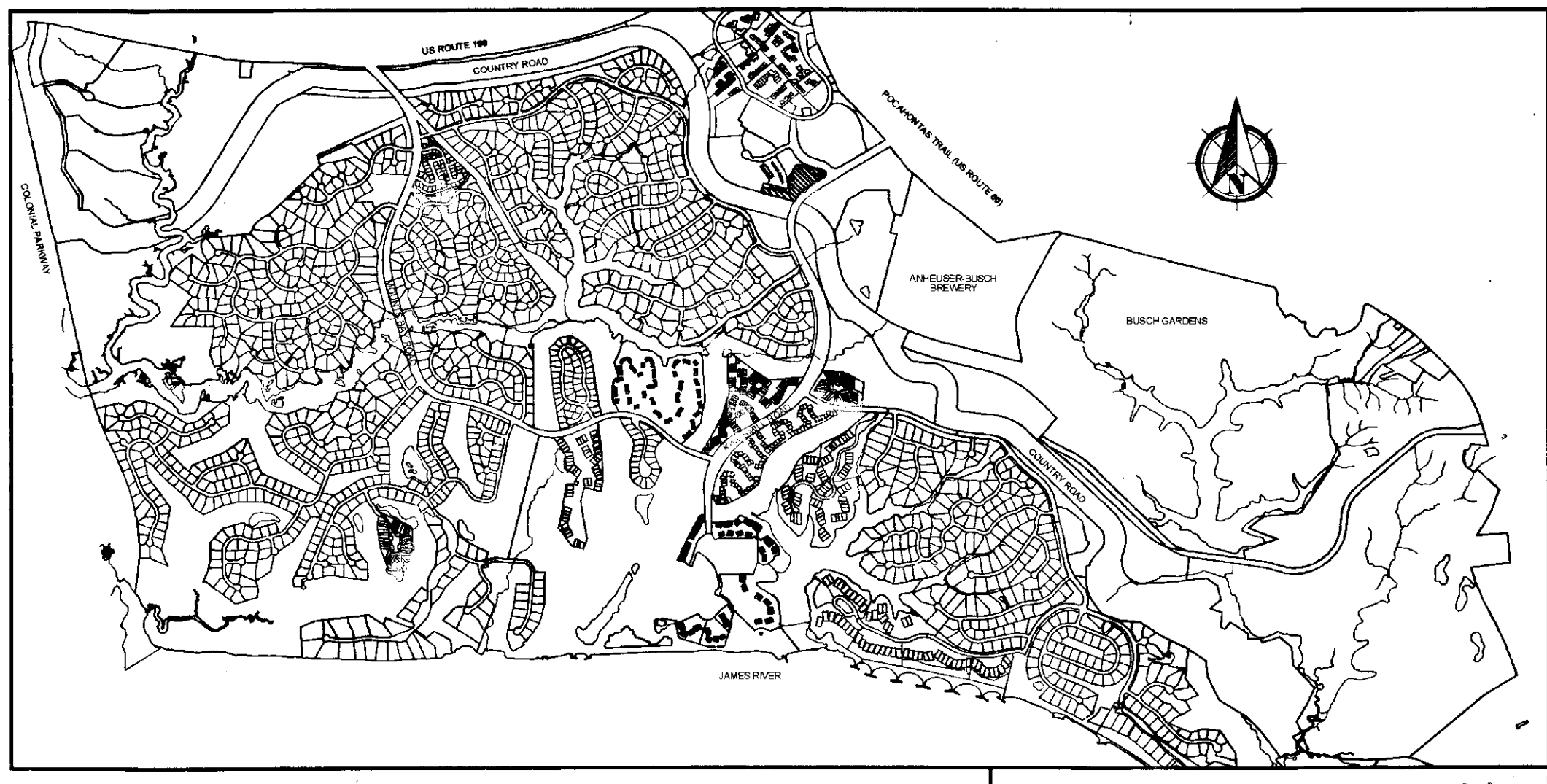
P. B. 81, PG. 38 - RESUBDIVISION OF PARCEL C, BUSCH CORPORATE CENTER
INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD

**SCHEDULE B - SECTION II
EXCEPTIONS**

- RIGHTS, IF ANY, OF THIRD PARTY UTILITY PROVIDERS IN AND TO THE GENERAL UTILITY LINE(S) IMPROVEMENTS.
- COLONIAL PIPELINE EASEMENT RECORDED IN DEED BOOK 129 AT PAGE 694 AND ALSO SHOWN ON PLAT RECORDED IN PLAT BOOK 28 AT PAGES 19 AND 20 AND PLAT RECORDED IN PLAT BOOK 81 AT PAGE 37.
(AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
- SUBJECT TO MATTERS SHOWN ON RECORDED PLAT IN PLAT BOOK 81, PAGE 37 INCLUDING THE FOLLOWING LOCATED ON THE LAND:
A) 15' OF 30' DRAINAGE EASEMENT
(AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
- HRS D EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT BOOK 28 AT PAGE 58.
(AFFECTS THE PROPERTY AS SHOWN ON SURVEY)
- 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)

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
KINGSMILL REALTY PARCEL	203,969	4.682



VICINITY MAP
SCALE 1"=2000'

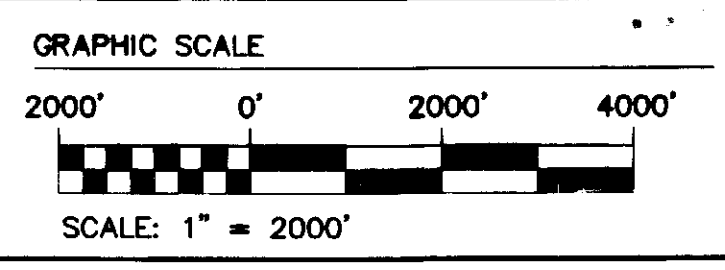
GENERAL NOTES

- 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.
- PROPERTY ZONED M1, LIMITED BUSINESS/INDUSTRIAL.
- PROPERTY IS ALL OF TAX MAP PARCEL NO. 5020100093.
- PROPERTY ADDRESSES: 100 KINGSMILL ROAD
WILLIAMSBURG, VA 23185
- HORIZONTAL DATUM: JAMES CITY COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1992).
- 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.
- 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.
- THIS PLAT DOES NOT DEPICT ALL PHYSICAL IMPROVEMENTS ON THE PROPERTY. ONLY BUILDINGS AND ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN FIELD LOCATED.

PROPERTY DESCRIPTION - KINGSMILL REALTY 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 5020100093.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD, AN IRON ROD FOUND, WHOSE NORTHING IS 3616474.268 AND WHOSE EASTING IS 12018165.967; SAID POINT MARKING A CORNER COMMON TO THE PARCEL HEREIN DESCRIBED AND CARTER'S GROVE COUNTRY ROAD;
THENCE, ALONG THE LINE OF CARTER'S GROVE COUNTRY ROAD, A BEARING N 74°29'45" W A DISTANCE OF 495.98' TO A POINT, AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF CARTER'S GROVE COUNTRY ROAD, ALONG THE LINE OF GF ASSOCIATES, A BEARING N 15°30'15" E A DISTANCE OF 80.00' TO A POINT, AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF GF ASSOCIATES, ALONG THE LINES OF JAMES CITY SERVICE AUTHORITY AND JSA THREE, LLC, A BEARING S 74°29'45" E A DISTANCE OF 400.00' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 16°12'02" W A DISTANCE OF 197.64' TO A POINT, AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF JSA THREE, LLC, ALONG THE LINE OF G & G ASSOCIATES, A BEARING N 19°53'46" E A DISTANCE OF 193.81' TO A POINT, THENCE, A BEARING N 35°13'12" E A DISTANCE OF 55.37' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 04°43'55" E A DISTANCE OF 16.59' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 57°04'55" E A DISTANCE OF 22.72' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING S 66°27'45" E A DISTANCE OF 75.48' TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING N 23°32'15" E A DISTANCE OF 61.00' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN JEFFERSON ROAD (PRIVATE RIGHT-OF-WAY), AN IRON ROD FOUND; THENCE, LEAVING THE LINE OF JSA THREE, LLC ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHN JEFFERSON ROAD, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 475.00', A DELTA ANGLE OF 28° 56' 45", AN ARC LENGTH OF 239.97', AND WHOSE LONG CHORD BEARS S 63°06'06" E A DISTANCE OF 237.43' FEET TO A POINT, AN IRON ROD FOUND; THENCE, A BEARING S 77°34'29" E A DISTANCE OF 104.61' TO A POINT, AN IRON ROD FOUND; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 141.47', A DELTA ANGLE OF 17° 25' 37", AN ARC LENGTH OF 43.03', AND WHOSE LONG CHORD BEARS S 68°51'40" E A DISTANCE OF 42.86' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00', A DELTA ANGLE OF 118° 47' 06", AN ARC LENGTH OF 82.93', AND WHOSE LONG CHORD BEARS S 0°45'19" E A DISTANCE OF 68.85' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD (PRIVATE RIGHT-OF-WAY); THENCE, LEAVING THE LINE OF JOHN JEFFERSON ROAD, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSMILL ROAD, A BEARING S 58°38'14" W A DISTANCE OF 237.64' TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 715.82', A DELTA ANGLE OF 27° 05' 41", AN ARC LENGTH OF 338.51', AND WHOSE LONG CHORD BEARS S 45°05'24" W A DISTANCE OF 335.36' FEET TO A POINT, AN IRON ROD FOUND, TO THE POINT OF BEGINNING.



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

SAID DESCRIBED PARCEL CONTAINS 203,969.030 SQUARE FEET (4.682 ACRES), MORE OR LESS.

2 Large Plat(s) Recorded
with as # 130014491

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

Rev	Date	Description	Revised

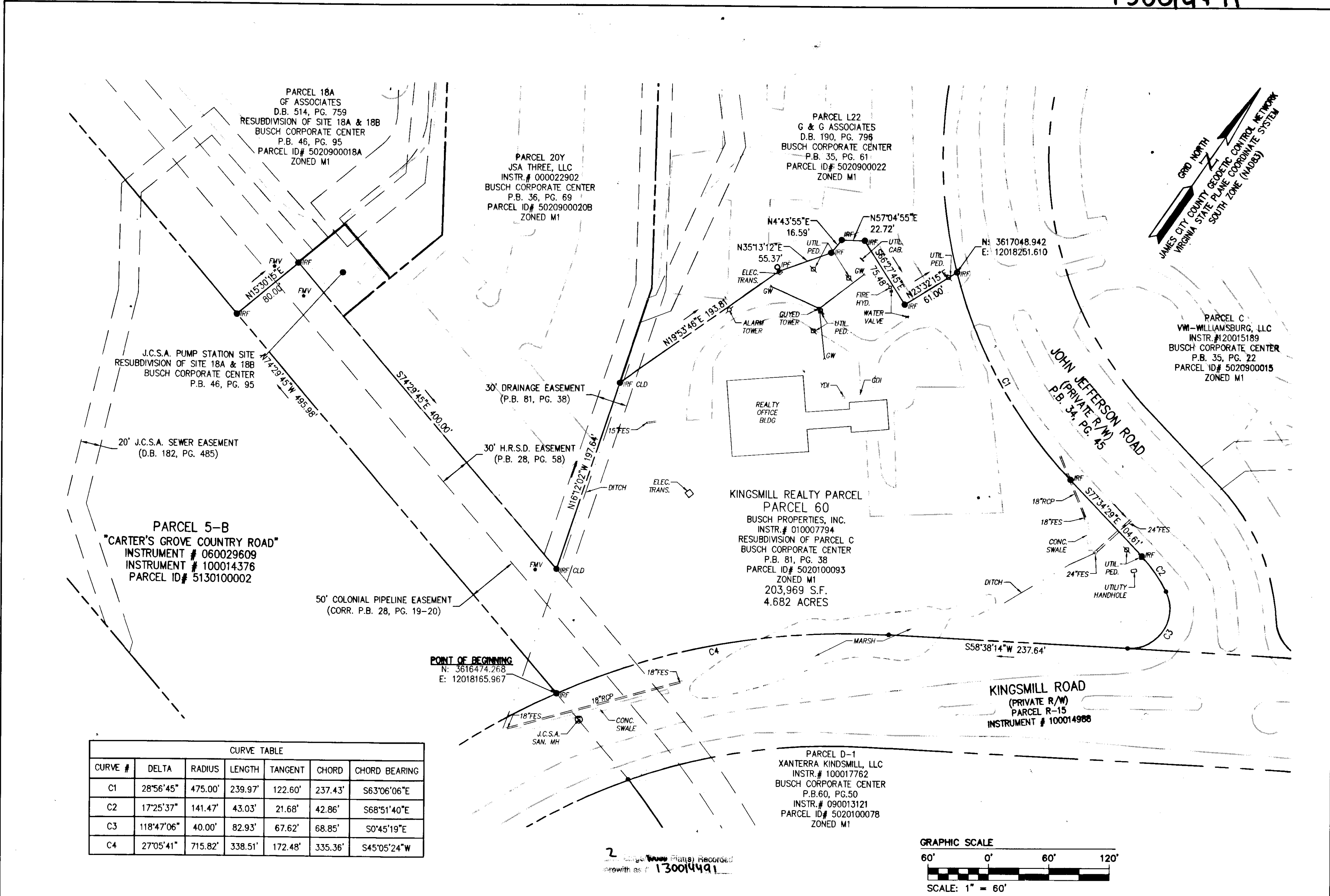
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 13, 2013
at 11:57 AM/PM, PG
Document # 130014491
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk



AES
CONSULTING ENGINEERS
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Phone: (757) 410-7436
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

BOUNDARY SURVEY
KINGSMILL REALTY PARCEL
BUSCH CORPORATE CENTER
PROPERTY OF
BUSCH PROPERTIES, INC.
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

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



CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	28°56'45"	475.00'	239.97'	122.60'	237.43'	S63°06'06"E
C2	17°25'37"	141.47'	43.03'	21.68'	42.86'	S68°51'40"E
C3	118°47'06"	40.00'	82.93'	67.62'	68.85'	S0°45'19"E
C4	27°05'41"	715.82'	338.51'	172.48'	335.36'	S45°05'24"W

2
 This plat was recorded
 with as of 130014491

Rev	Date	Description	Revised

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
June 13, 2013
 at 11:57 AM/PM, P.B. PG.
 Document # 130014491
 BETSY B. WOOLRIDGE, CLERK
Patrick A. Jaraluis, Dep. Clerk



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BOUNDARY SURVEY
 KINGSMILL REALTY PARCEL
 BUSCH CORPORATE CENTER
 PROPERTY OF
BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

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