

140003368

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF XANTERRA KINGSMILL, LLC AND WAS ACQUIRED FROM BUSCH PROPERTIES INC. BY DEED DATED JULY 29, 2010, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT # 100015441 AND CORRECTION DEED RE-RECORDED AS INSTRUMENT # 100017762, AND IN THE COUNTY OF YORK, VIRGINIA AS INSTRUMENT # 100012374.

REFERENCE

INSTRUMENT # 090016218 - BOUNDARY LINE ADJUSTMENT PLAT, PARCEL D-1
INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD
P.B. 31, PG. 19 - PLAT OF RIGHT-OF-WAY & DRAINAGE EASEMENTS FOR KINGSMILL ROAD
P.B. 10, PG. 606 - PLAT OF SUBDIVISION OF PARCEL "2" - BUSCH CORPORATE CENTER

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES	PARCEL NAME	SQ. FT.	ACRES
PARCEL R-12A	137,386	3.154 (TOTAL)	PARCEL R-12A WITHIN YORK COUNTY	52,301	1.201
PARCEL R-12B	401,157	9.209	PARCEL R-12A WITHIN JAMES CITY COUNTY	85,085	1.953
TOTAL AREA SUBDIVIDED	538,543	12.363			

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCELS R-12A AND R-12B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

Goldie Taylor
NAME: GOLDFIE TAYLOR DATE: 9-9-13
TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF COLORADO
CITY/COUNTY OF ARAPAHOE

I, USA K CELANIK A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 9th DAY OF SEPTEMBER, 2013
MY COMMISSION EXPIRES JUNE 1, 2015

USA K Celanik
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 20034013503

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, AND THE COUNTY OF YORK, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN SAID COUNTIES

Robert D. Mann
ROBERT D. MANN, L.S. #002509 DATE: 9/3/2013

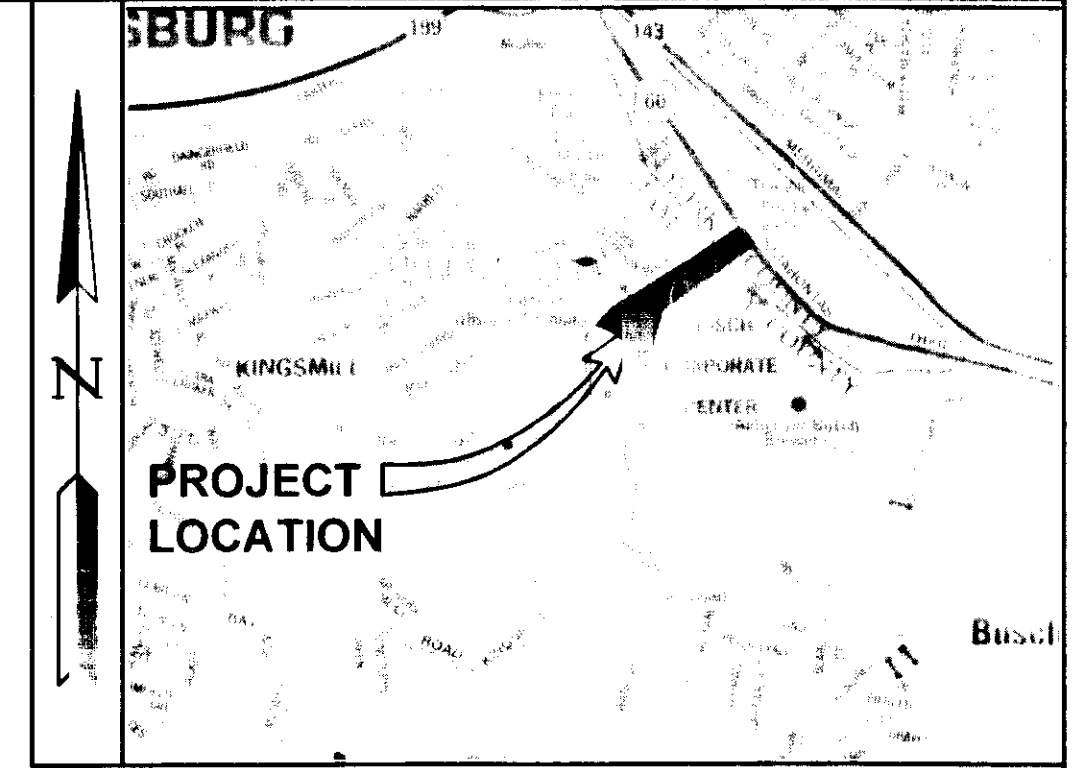
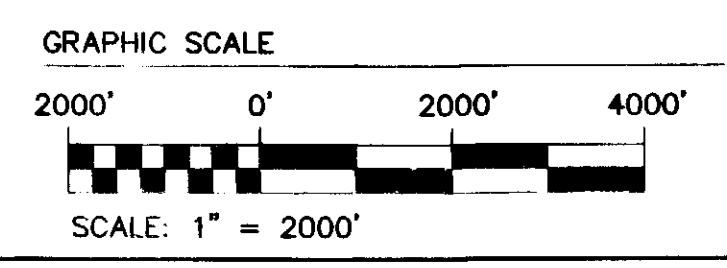
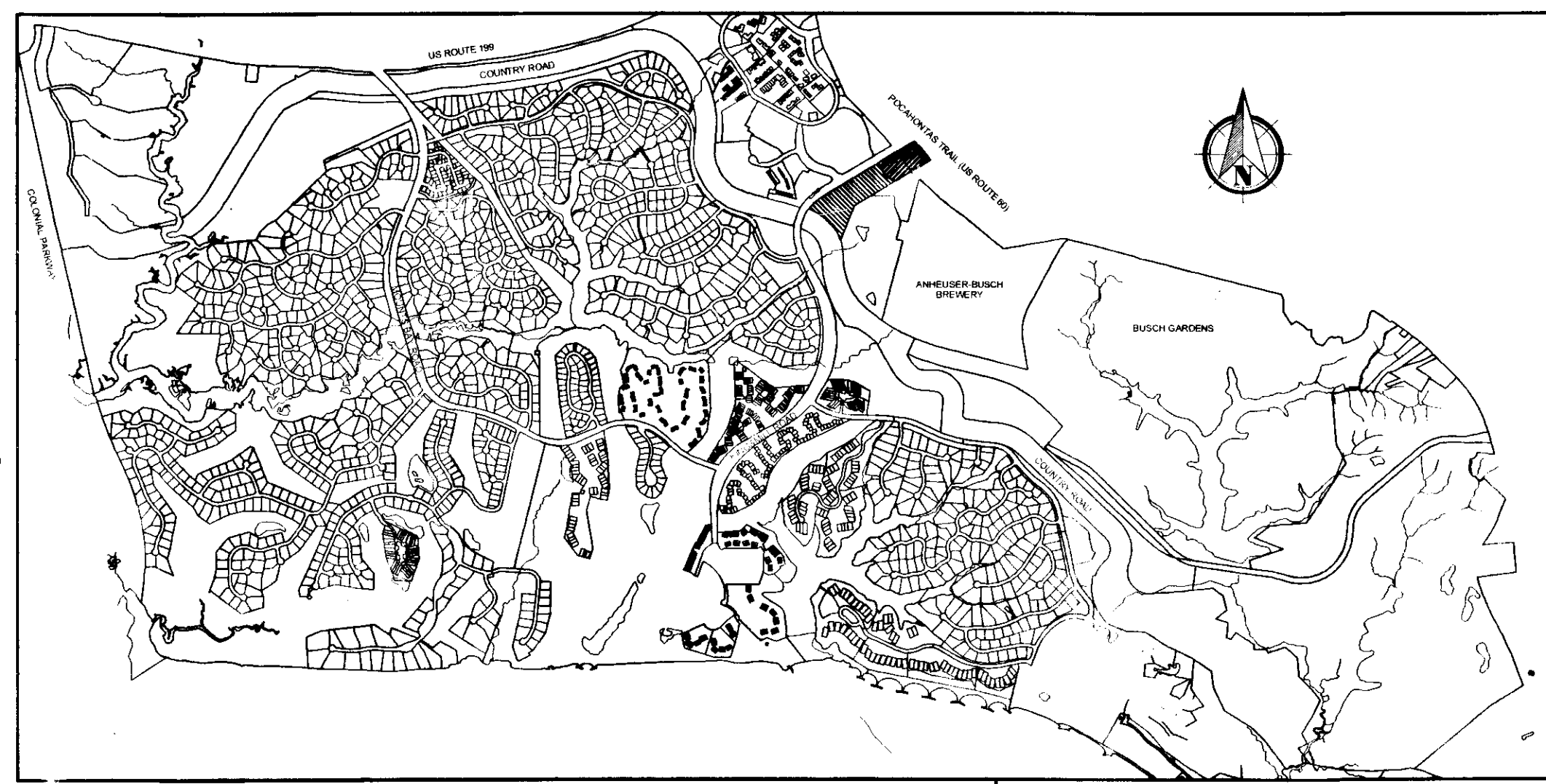
CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Charles Catlett
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE: 9/25/13

Christina
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE: 2/19/14

Al Maddalena
SUBDIVISION AGENT OF THE COUNTY OF YORK DATE: 1/23/14



VICINITY MAP SCALE 1"=2000'

GENERAL NOTES

- PROPERTY IS ZONED LIMITED BUSINESS/INDUSTRIAL, M1 (JAMES CITY COUNTY), GENERAL BUSINESS, GB (YORK COUNTY).
- LOT IS SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- THE PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. 5020100078 AND YORK COUNTY GPIN G12D-4751-2165.
- PROPERTY LIES IN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP NUMBER 51095C0210C OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE SEPTEMBER 28, 2007.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS, JAMES CITY COUNTY CODE, AND YORK COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 4TH DAY OF March, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 10:31 AM/PM

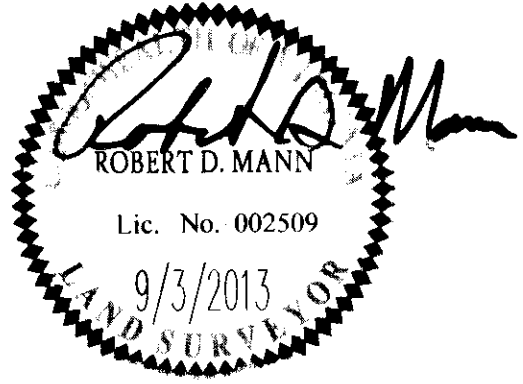
INSTRUMENT # 140003368
TESTE: *Betsy B Woolridge*
BETSY B WOOLRIDGE, CLERK

STATE OF VIRGINIA
COUNTY OF YORK CIRCUIT COURT. THIS _____ DAY OF _____, 20____
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ _____ AM/PM

INSTRUMENT # _____
TESTE: _____
CLERK

2 Large/Small Plat(s) Recorded herewith as # 140003368

Date	Description	Revised
9/3/13	REVISED AS PER COMMENT LETTERS	JCA
7/11/13	REVISED AS PER COMMENT LETTERS	JCA



AES
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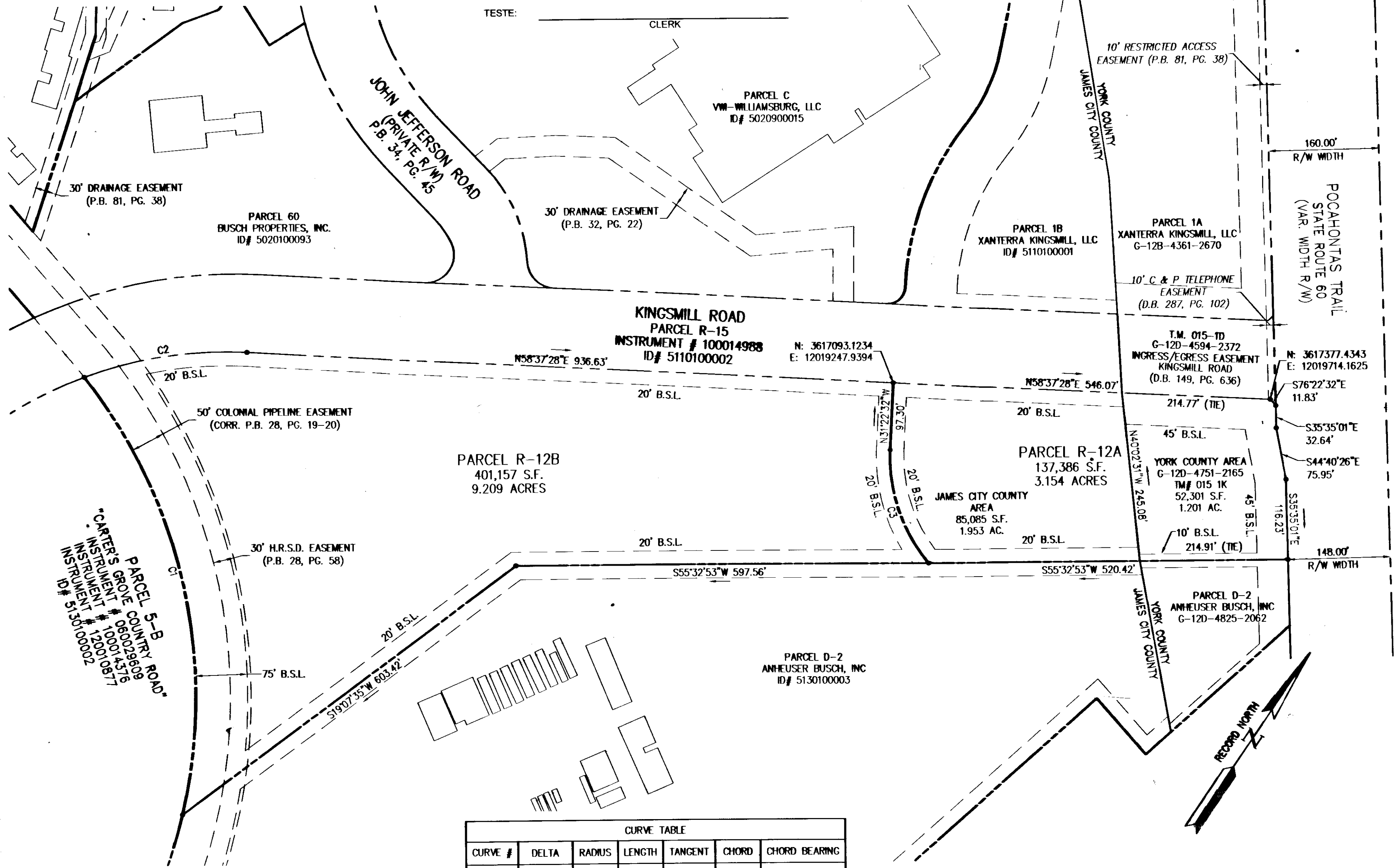
COMPOSITE PLAT OF SUBDIVISION
PARCEL R-12
BUSCH CORPORATE CENTER
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT BRUTON DISTRICT COUNTY OF JAMES CITY COUNTY OF YORK VIRGINIA VIRGINIA

Project Contacts: RDM
Project Number: 7753-40
Scale: 1"=100' Date: 01/29/13
Sheet Number: **1**

14 0003368

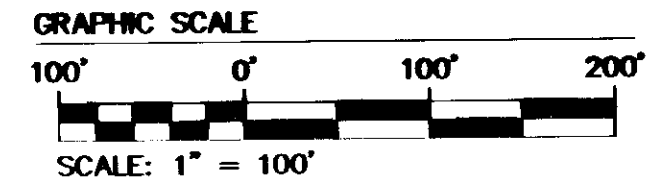
Al Maddalena 1/23/14
 SUBDIVISION AGENT OF THE COUNTY OF YORK DATE

STATE OF VIRGINIA
 COUNTY OF YORK CIRCUIT COURT. THIS _____ DAY OF _____, 20____.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
 LAW DIRECTS. @ _____ AMPM
 INSTRUMENT # _____
 TESTE: _____ CLERK



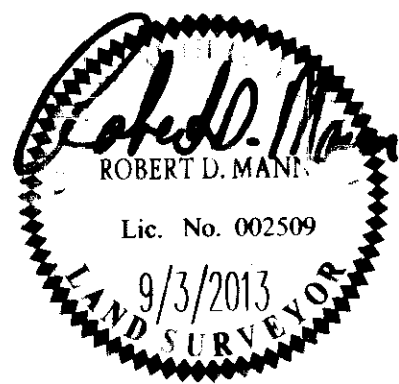
CARTER'S GROVE COUNTRY ROAD
 INSTRUMENT # 100014579
 INSTRUMENT # 100010981
 INSTRUMENT # 5130100002

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	51°22'10"	750.00'	672.42'	360.70'	650.13'	N46°37'33"W
C2	22°54'25"	600.00'	239.88'	121.56'	238.29'	N47°10'16"E
C3	42°44'51"	237.75'	177.38'	93.05'	173.30'	N52°44'57"W



2 Large Plat(s) Recorded herewith as # 14 0003368

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>4 March 2014</u> at <u>10:31</u> AM/PM, PB _____ PG _____ Document # <u>14 0003368</u> BETSY B. WOOLRIDGE, CLERK <i>Al Maddalena</i> , Dep. Clerk			
Rev	Date	Description	Revised by
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA



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COMPOSITE PLAT OF SUBDIVISION
 PARCEL R-12
 BUSCH CORPORATE CENTER
 PROPERTY OF
XANTERRA KINGSMILL, LLC
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA
 BRUTON DISTRICT COUNTY OF YORK VIRGINIA

Project Contacts:	RDM
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