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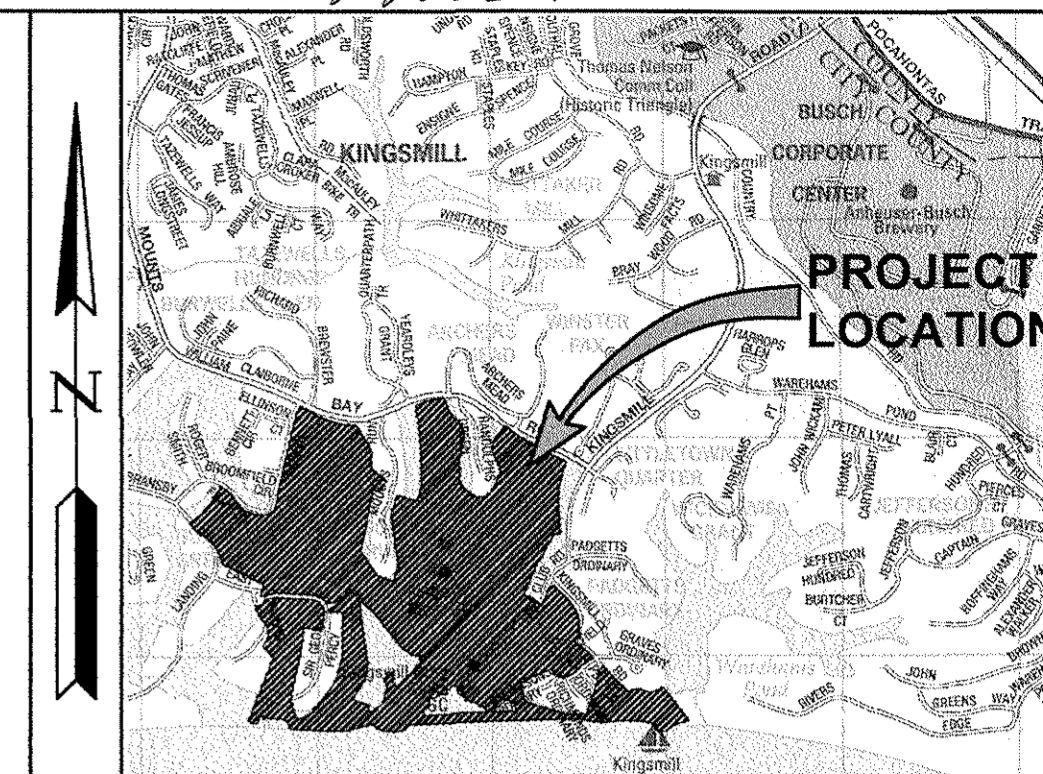
SCHEDULE B - SECTION II
EXCEPTIONS

10. AS TO PARCEL 2

- a) RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND THE COUNTY OF JAMES CITY, TO REGULATE ALL MARSHLAND, MEADOWLANDS OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE A.
EXCEPTION IS HEREBY TAKEN TO RPA, RMA AND THE CHESAPEAKE BAY ACT.
- b) TITLE TO THAT PORTION OF THE PROPERTY LYING BELOW THE MEAN HIGH WATER MARK OF THE JAMES RIVER AND RIPARIAN RIGHTS OF OTHERS INCIDENT TO THE PREMISES.
- c) THE FOLLOWING MATTERS AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY, PREPARED BY LANDMARK DESIGN GROUP DATED JULY 2, 2010; LAST REVISED JULY 23, 2010 AS PROJECT NUMBER 2008130-01.03:
 - 1) VEPCO EASEMENT IN THE NORTHWESTERN PORTION OF THE PROPERTY D.B. 270, PG. 707
 - 2) C&P EASEMENT IN THE NORTHERN PORTION OF THE PROPERTY D.B. 273, PG. 753 (P.B. 4, PG. 3); AND INSTRUMENT NO. 010021802
 - 3) VEPCO SIREN SITE IN THE NORTHERN PORTION OF THE PROPERTY D.B. 226, PG. 663 AND # 010021681
 - 4) VERIZON CELL TOWER EASEMENT IN THE NORTHERN PORTION OF THE PROPERTY # 09000575
 - 5) VEPCO EASEMENT TO A PUMP STATION IN THE NORTHEASTERN PORTION OF THE PROPERTY D.B. 221, PG. 791
 - 6) VEPCO PUMP STATION IN THE NORTHEASTERN PORTION OF THE PROPERTY D.B. 148, PG. 645
 - 7) VEPCO EASEMENT IN THE SOUTHEASTERN PORTION OF THE PROPERTY D.B. 160, PG. 355
 - 8) 20' JCSA UTILITY EASEMENT IN THE SOUTHEASTERN PORTION OF THE PROPERTY # 090003199 AND 090003200
 - 9) JCSA LIFT STATION EASEMENT IN THE SOUTHEASTERN PORTION OF THE PROPERTY D.B. 553, PG. 798
 - 10) SURRY ALARM TOWER
 - 11) SOCCER FIELD
 - 12) TELEPHONE PEDESTAL, SANITARY SEWER MANHOLE, ELECTRIC VAULT, DROP INLET AT VARIOUS LOCATIONS
 - 13) CONCRETE PADS, STEPS AND DECK ENCROACHMENT ONTO SUBJECT PROPERTY FROM ADJACENT PROPERTY AS SHOWN ON DRAWING # A-11
 - 14) PIER, PAVEMENT AND DOCK EXTENDING BEYOND THE PROPERTY LINES AS SHOWN ON DRAWING # A-18.
- d) EASEMENT GRANTED THE JAMES CITY SERVICE AUTHORITY DATED MARCH 16, 1988 RECORDED IN DEED BOOK 387, PAGE 511. GRANTS 10' SANITARY EASEMENT AS SHOWN ON PLAT ATTACHED TO THE INSTRUMENT.
- e) EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED JULY 2, 1987 RECORDED IN DEED BOOK 359, PAGE 474 GRANTS EASEMENT 15' IN WIDTH WITH RIGHTS OF INGRESS/EGRESS AND CLEARAGE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 46, PAGE 16.
- f) EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED NOVEMBER 27, 1989 RECORDED IN DEED BOOK 464, PAGE 169 GRANTS EASEMENT 15' IN WIDTH, WITH RIGHTS OF INGRESS/EGRESS AND CLEARAGE, AS SHOWN ON A PLAT ATTACHED TO THE INSTRUMENT.
- g) INSPECTION/MAINTENANCE OF DRAINAGE SYSTEM AGREEMENT WITH JAMES CITY COUNTY DATED SEPTEMBER 7, 2000, RECORDED AS INSTRUMENT NO. 000017116.
- h) 20' NEWPORT NEWS WATER WORKS WATER PIPELINE EASEMENT RECORDED IN INSTRUMENT NO. 030037490.
- i) MEMORANDUM OF LEASE BETWEEN BUSCH PROPERTIES, INC., A DELAWARE CORPORATION D/B/A KINGSMILL RESORT AND SPA AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED JULY 28, 2010, RECORDED AUGUST 2, 2010 IN INSTRUMENT NO. 100015435.
- j) DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS EXECUTED BY BUSCH PROPERTIES, INC., A DELAWARE CORPORATION D/B/A KINGSMILL RESORT AND SPA DATED JULY 28, 2010, RECORDED AUGUST 2, 2010 IN INSTRUMENT NO. 100015436.
- k) AGREEMENT AS TO CONSERVATION EASEMENT RESTRICTIONS CONTAINED IN INSTRUMENT 130017214.
- l) PROFFERS TO COURT OF JAMES CITY DATED MAY 5, 2014 RECORDED IN INSTRUMENT NO. 140011975.
- m) SCENIC EASEMENT TO CONFERENCE CENTER CONDOMINIUM UNIT OWNERS ASSOCIATION RECORDED IN INSTRUMENT NO. 120016712.

REFERENCE

- INSTRUMENT # 100014944 - BOUNDARY PLAT, PARCEL R-2
- INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15, KINGSMILL ROAD
- INSTRUMENT # 100014989 - BOUNDARY PLAT, PARCEL R-16, MOUNTS BAY ROAD
- INSTRUMENT # 130004299 - SUBDIVISION PLAT, PARCEL R-2A, COTTAGES ON THE JAMES
- INSTRUMENT # 130022751 - SUBDIVISION PLAT, PARCEL R-2
- INSTRUMENT # 160010933 - SUBDIVISION PLAT, PARCEL R-2D1, BURWELL'S BLUFF

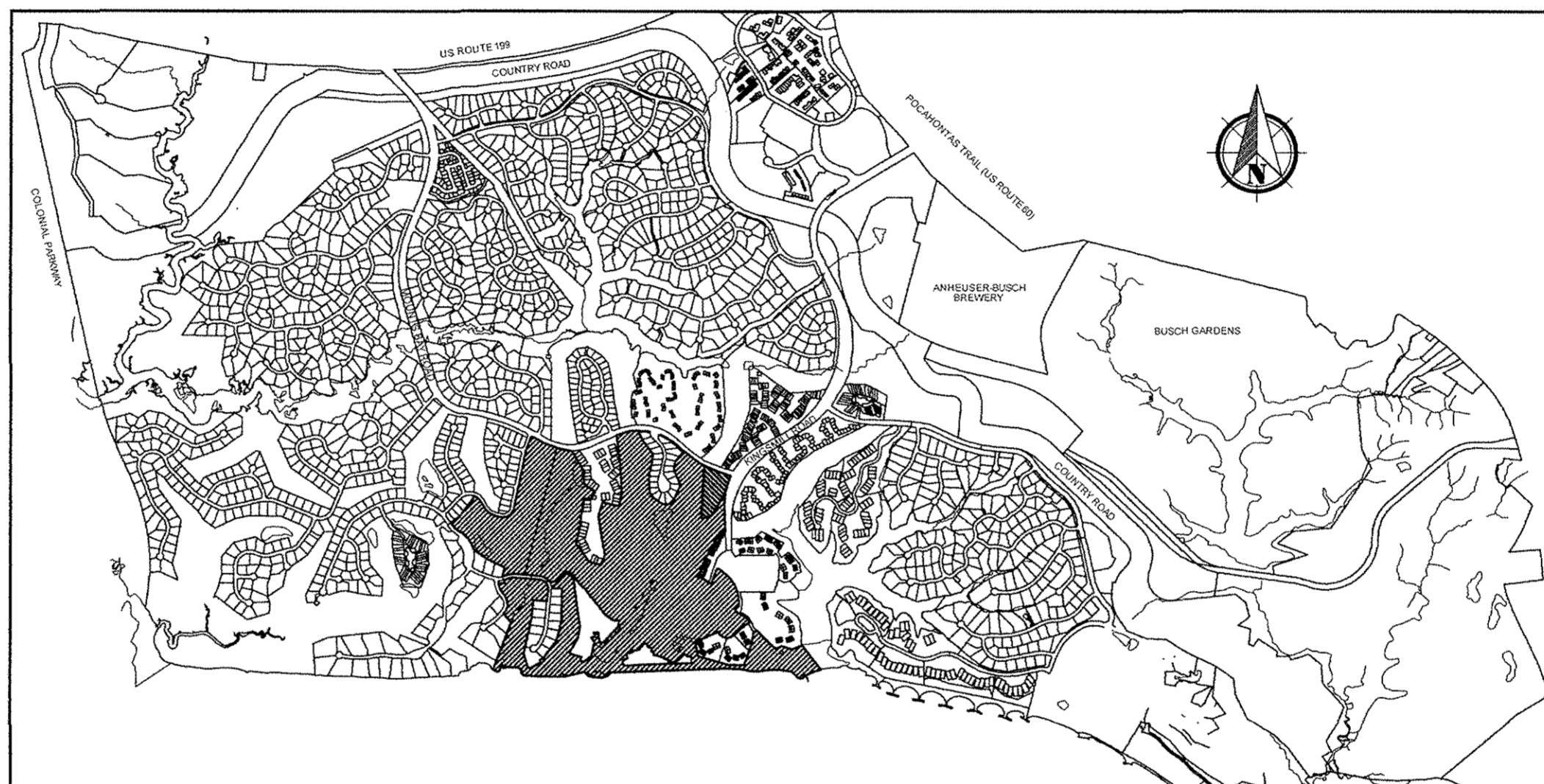


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VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
3. THE PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. 5030100001 AND 5040100001.
4. PROPERTY LIES IN ZONES; 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AE, BASE FLOOD ELEVATION (BFE) DETERMINED; VE, COASTAL FLOOD ZONE WITH VELOCITY HAZARD (WAVE ACTION), BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN ON MAP NUMBER 51095C0206D OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015.
"ZONE ___" = FEMA FLOOD ZONE
5. PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
6. LIMITS OF RPA SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.



GRAPHIC SCALE



SCALE: 1" = 2000'

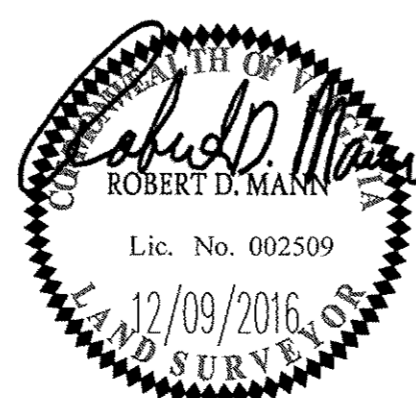
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS _____ DAY
OF _____, 20____,
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE
LAW DIRECTS. @ _____ AM/PM

INSTRUMENT # _____

TESTE: _____
MONA A. FOLEY, CLERK

8 Large/Small Plat(s) Recorded
herewith as # 16 0022664

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 12-19-2016 at 3:43 AM PM PB PG 1 Document # 160022664 MONA A. FOLEY, CLERK Mona A. Foley, Clerk			
Rev.	Date	Description	Revised By



JCC Subdivision Agent
Approval Not Required **EC**

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Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY
PARCEL R-2C1
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-46
Scale:	Date:
AS NOTED	12/09/2016
Sheet Number	
1	