

LEGAL DESCRIPTION:

TAX MAP #18-00-00-017. PARCEL A #401 CRAWFORD RD.

BEGINNING AT A POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF MUSE LANE, (PRIVATE) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) BEING MARKED BY A REBAR, THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MUSE LANE S 32°51'35" E 356.52' TO A POINT OF WHERE THE SOUTHERLY END OF MUSE LANE INTERSECTS THE SOUTHERLY PROPERTY LINE OF MARY E. PARKS-MCKENZIE BEING MARKED BY A REBAR, THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF MUSE LANE ALONG THE SOUTHERLY PROPERTY LINE OF MARY E. PARKS-MCKENZIE N 57°06'03" E 185.08' TO A POINT OF INTERSECTION WITH THE PROPERTY OF THE UNITED STATES OF AMERICA BEING MARKED BY A REBAR, THENCE LEAVING THE PROPERTY LINE OF MARY E. PARKS-MCKENZIE ALONG THE LINE OF THE UNITED STATES OF AMERICA S 33°25'19" E 145.69' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE CONTINUING ALONG THE PROPERTY LINE OF THE UNITED STATES OF AMERICA S 30°12'29" E 161.33' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 20°18'01" E 149.91' TO A POINT BEING MARKED BY AN IRON PIPE, THENCE S 21°07'47" E 186.83' TO A POINT BEING MARKED BY AN IRON PIPE, THENCE S 18°25'43" E 76.18' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 64°48'44" W 356.18' TO A POINT BEING MARKED BY AN IRON PIPE, THENCE S 59°29'49" W 458.56' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE N 34°22'48" W 101.52' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 58°07'04" W 297.11' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 34°31'24" E 733.51' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 59°34'38" W 482.05' TO A POINT BEING MARKED BY A REBAR, THENCE N 33°28'19" W 1223.32' TO A POINT WHERE THE PROPERTY LINE OF THE UNITED STATES OF AMERICA INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD AT A POINT OF CURVATURE BEING MARKED BY A REBAR, THENCE LEAVING THE PROPERTY LINE OF THE UNITED STATES OF AMERICA ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 723.79', AN ARC LENGTH OF 289.21', A CHORD BEARING OF N 31°46'11" E, AND A CHORD DISTANCE OF 267.66' TO A POINT OF TANGENCY BEING MARKED BY A REBAR, THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD N 42°25'30" E 178.26' TO A POINT BEING MARKED BY A REBAR, THENCE N 42°25'33" E 119.78' TO A POINT BEING MARKED BY A REBAR, THENCE N 41°55'32" E 141.31' TO A POINT BEING MARKED BY A REBAR WHERE THE RIGHT-OF-WAY LINE INTERSECTS WITH THE PROPERTY LINE OF ANOTHER PARCEL OWNED BY BATTLEFIELD BLUFFS, LLC, BEING MARKED BY A REBAR, THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG THE PROPERTY LINE OF BATTLEFIELD BLUFFS, LLC, S 33°22'07" E 186.78' TO A POINT BEING MARKED BY A REBAR, THENCE CONTINUING ALONG THE LINE OF BATTLEFIELD BLUFFS, LLC, N 45°29'58" E 100.00' TO A POINT BEING MARKED BY A REBAR, THENCE N 33°22'07" W 189.60' TO A POINT WHERE THE PROPERTY LINE OF BATTLEFIELD BLUFFS, LLC INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD N 41°55'32" E 0.28' TO A POINT BEING MARKED BY A REBAR, THENCE N 40°48'00" E 406.68' TO A POINT OF CURVATURE BEING MARKED BY A REBAR, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00', AN ARC LENGTH OF 66.17', A CHORD BEARING OF N 45°00'46" E, AND A CHORD DISTANCE OF 66.11' TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD AND THE WESTERLY PROPERTY LINE OF MARK A. GILES, et ux BEING MARKED BY A REBAR, THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY ALONG THE PROPERTY LINE OF MARK A. GILES, et ux S 33°33'56" E 184.43' TO THE COMMON PROPERTY CORNER OF MARK A. GILES, et ux AND THOMAS W. MUSE, III, (TRUSTEE) THENCE ALONG THE PROPERTY LINE OF MARK A. GILES, et ux S 33°33'56" E 184.43' THENCE LEAVING THE COMMON PROPERTY CORNER ALONG THE PROPERTY LINE OF THOMAS W. MUSE, III S 23°33'56" E 200.00' TO A POINT BEING MARKED BY A REBAR, THENCE CONTINUING ALONG THE LINE OF THOMAS W. MUSE, III N 58°13'48" E 110.69' TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GILES LANE (PRIVATE) BEING MARKED BY AN IRON PIPE, THENCE N 58°13'20" E 110.66' TO A POINT BEING MARKED BY A REBAR, THENCE N 32°51'35" W 32.60' TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY CORNER OF MUSE LANE, THENCE FOLLOWING THE WESTERLY LINE OF MUSE LANE N 32°51'35" W 167.40' TO THE COMMON PROPERTY CORNER OF THOMAS W. MUSE, III AND MAGGIE O. CARTER, THENCE LEAVING THE COMMON PROPERTY CORNER ALONG THE LINE OF MAGGIE O. CARTER N 32°51'35" W 190.00' TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF MUSE LANE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD N 58°11'40" E 50.02' TO THE POINT OF BEGINNING BEING MARKED BY A REBAR BEING PARCEL A, CONTAINING 35.9414 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

LEGAL DESCRIPTION:

TAX MAP #18F-01-00-009. W.H. ROBINSON ESTATE. PARCEL A-2 #212 CRAWFORD RD.

FROM A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF GOOSLEY ROAD (ROUTE #238) INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD APPROXIMATELY 980' TO A POINT WHERE THE COMMON PROPERTY LINE BETWEEN PARCEL A-2 AND PARCEL A-1 OF THE W.H. ROBINSON ESTATE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING MARKED BY A REBAR AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING THE SOUTHERLY PROPERTY LINE OF PARCEL A-2, HEREINAFTER DESCRIBED S 57°32'49" W 163.87' TO A POINT WHERE THE COMMON PROPERTY LINE OF PARCEL A-2 AND THE JAMES ROBINSON PARCEL OF THE W.H. ROBINSON ESTATE INTERSECTS THE NORTHERLY RIGHT-OF-WAY OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG THE PROPERTY LINE OF THE JAMES ROBINSON PARCEL N 32°27'11" W 152.08' TO AN INTERSECTION WITH THE PROPERTY LINE OF THE UNITED STATES OF AMERICA BEING MARKED BY A REBAR, THENCE LEAVING THE PROPERTY LINE OF THE JAMES ROBINSON PARCEL ALONG THE PROPERTY LINE OF THE UNITED STATES OF AMERICA N 36°11'37" E 294.86' TO A POINT OF INTERSECTION WITH THE COMMON PROPERTY LINE OF PARCEL A-1 AND PARCEL A-2 BEING MARKED BY AN IRON PIPE, THENCE LEAVING THE PROPERTY LINE OF THE UNITED STATES OF AMERICA ALONG THE PROPERTY LINE OF PARCEL A-2 S 05°20'15" E 282.10' TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING THE POINT OF BEGINNING AND BEING THE W.H. ROBINSON ESTATE, PARCEL A-2, CONTAINING 0.9674 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

LEGAL DESCRIPTION:

TAX MAP #18D-01-00-001. PARCEL B #445 CRAWFORD RD.

FROM A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF GILES LANE (PRIVATE) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD S 58°11'40" W 100.00' TO A POINT, THENCE S 33°33'56" E 15.57' TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00', AN ARC LENGTH OF 66.17', A CHORD BEARING OF S 45°00'46" W, AND A CHORD DISTANCE OF 66.11' TO A POINT OF TANGENCY, THENCE S 40°48'00" W 406.68' TO A POINT, THENCE S 41°55'32" W 242.27' TO A POINT S 42°25'33" W 119.78' TO A POINT, THENCE S 42°25'32" W 178.26' TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 723.79', AN ARC LENGTH OF 289.21', A CHORD BEARING OF S 31°46'11" W, AND A CHORD DISTANCE OF 267.66' TO A POINT OF INTERSECTION WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD INTERSECTS THE PROPERTY OF UNITED STATES OF AMERICA, THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD N 33°28'19" W 11.58' TO A POINT, THENCE S 22°32'55" W 18.09' TO A POINT, THENCE S 33°28'19" W 12.13' TO A POINT, WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD INTERSECTS THE COMMON PROPERTY LINE BETWEEN A 15' STRIP OF PROPERTY OF THE UNITED STATES OF AMERICA AND THE PROPERTY HEREINAFTER DESCRIBED BEING MARKED BY A REBAR AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG THE COMMON PROPERTY LINE OF THE UNITED STATES OF AMERICA S 33°28'19" E 364.99' TO A POINT BEING MARKED BY AN IRON PIPE, THENCE CONTINUING ALONG THE LINE S 33°28'19" E 846.87' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 33°28'19" E 197.95' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE S 59°20'07" W 364.16' TO A POINT BEING MARKED BY A NATIONAL PARK SERVICE CONCRETE MONUMENT, THENCE N 30°15'18" W 132.82' TO A POINT BEING MARKED BY AN IRON PIPE AND STONE, THENCE N 30°15'18" W 1049.60' TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE LEAVING THE LINE OF THE PROPERTY OF THE UNITED STATES OF AMERICA ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD N 21°07'01" E 364.86' TO THE POINT OF BEGINNING, BEING PARCEL B, CONTAINING 9.7544 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

LEGAL DESCRIPTION:

TAX MAP #18F-01-00-009A. W.H. ROBINSON ESTATE. PARCEL A-1 #206 CRAWFORD RD.

FROM A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF GOOSLEY ROAD (ROUTE #238) INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD APPROXIMATELY 821' TO A POINT WHERE THE COMMON PROPERTY LINE BETWEEN LOT 7 AND PARCEL A-1 OF THE W.H. ROBINSON ESTATE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING MARKED BY A REBAR AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING THE SOUTHERLY PROPERTY LINE OF PARCEL A-1, HEREINAFTER DESCRIBED S 61°36'59" W 107.51' TO A POINT BEING MARKED BY A REBAR, THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE S 57°32'49" W 51.10' TO A POINT WHERE THE COMMON PROPERTY LINE OF PARCEL A-1 AND PARCEL A-2 OF THE W.H. ROBINSON ESTATE INTERSECTS THE NORTHERLY RIGHT-OF-WAY OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY ALONG THE LINE OF PARCEL A-2 N 09°20'15" W 282.10' TO AN INTERSECTION WITH THE PROPERTY LINE OF THE UNITED STATES OF AMERICA BEING MARKED BY AN IRON PIPE, THENCE LEAVING THE PROPERTY LINE OF PARCEL A-2 ALONG THE PROPERTY LINE OF PARCEL A-1 AND THE UNITED STATES OF AMERICA N 36°11'37" E 162.80' TO AN INTERSECTION OF THE COMMON LINE OF PARCEL A-1 AND PARCEL C OF THE W.H. ROBINSON ESTATE BEING MARKED BY AN IRON PIPE, THENCE LEAVING THE PROPERTY LINE OF THE UNITED STATES OF AMERICA ALONG THE PROPERTY LINE OF PARCEL C S 14°47'53" E 152.70' TO A POINT OF INTERSECTION WITH THE COMMON PROPERTY LINE BETWEEN PARCEL C AND LOT 7 OF THE W.H. ROBINSON ESTATE BEING MARKED BY A REBAR, THENCE LEAVING THE PROPERTY LINE OF PARCEL C ALONG THE PROPERTY LINE OF LOT 7 S 14°47'53" E 189.71' TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING THE POINT OF BEGINNING, BEING THE W.H. ROBINSON ESTATE, PARCEL A-1, CONTAINING 0.9734 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

ALTA/NSPS LAND TITLE SURVEY PROPERTIES OF

BATTLEFIELD BLUFFS, L.L.C.

A VIRGINIA LIMITED LIABILITY COMPANY,

& HUNTFIELD, L.L.C.

A VIRGINIA LIMITED LIABILITY COMPANY

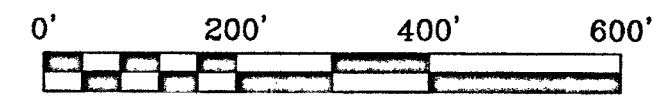
NELSON DISTRICT YORK COUNTY, VIRGINIA



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1" = 200' JULY 11, 2018

SHEET 3 OF 4



LEGAL DESCRIPTION:

TAX MAP #18F-01-00-008. W.H. ROBINSON ESTATE. JAMES ROBINSON PARCEL #216 CRAWFORD RD.

FROM A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF GOOSLEY ROAD (ROUTE #238) INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD APPROXIMATELY 1143' TO A POINT WHERE THE COMMON PROPERTY LINE BETWEEN PARCEL A-2 AND THE JAMES ROBINSON PARCEL OF THE W.H. ROBINSON ESTATE INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING MARKED BY A REBAR AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, BEING THE SOUTHERLY PROPERTY LINE OF THE JAMES ROBINSON TRACT, HEREINAFTER DESCRIBED S 57°32'49" W 110.83' TO A POINT BEING MARKED BY A REBAR, THENCE CONTINUING ALONG THE RIGHT-OF-WAY LINE S 56°23'03" W 293.47' TO AN INTERSECTION WITH THE PROPERTY LINE OF THE UNITED STATES OF AMERICA BEING MARKED BY A REBAR, THENCE LEAVING THE RIGHT-OF-WAY LINE OF CRAWFORD ROAD ALONG THE PROPERTY LINE OF THE UNITED STATES OF AMERICA N 36°11'37" E 434.03' TO AN INTERSECTION WITH THE COMMON LINE PROPERTY LINE OF PARCEL A-2 AND THE JAMES ROBINSON PARCEL BEING MARKED BY A REBAR, THENCE LEAVING THE PROPERTY LINE OF THE UNITED STATES OF AMERICA ALONG THE PROPERTY LINE OF PARCEL A-2 S 32°27'11" E 152.08' TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD BEING THE POINT OF BEGINNING AND BEING THE JAMES ROBINSON PARCEL OF THE W.H. ROBINSON ESTATE, CONTAINING 0.6981 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

LEGAL DESCRIPTION:

TAX MAP #18-00-00-017A #393 CRAWFORD RD.

FROM A POINT WHERE THE WESTERLY RIGHT-OF-WAY LINE OF GILES LANE (PRIVATE) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD, (ROUTE #637) THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD S 58°11'40" W 100.00' TO A POINT, THENCE S 33°33'56" E 15.57' TO A POINT OF CURVATURE, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00', AN ARC LENGTH OF 66.17', A CHORD BEARING OF S 45°00'46" W, AND A CHORD DISTANCE OF 66.11' TO A POINT OF TANGENCY, THENCE S 40°48'00" W 406.68' TO A POINT, THENCE S 41°55'32" W 0.28' TO A POINT, WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF CRAWFORD ROAD INTERSECTS THE COMMON PROPERTY LINE BETWEEN PARCEL A AND THE PROPERTY HEREINAFTER DESCRIBED, BEING MARKED BY A REBAR AND BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF CRAWFORD ROAD ALONG THE LINE OF PARCEL A S 33°22'07" E 14.73' TO A POINT BEING MARKED BY AN IRON PIPE, THENCE CONTINUING ALONG THE LINE S 33°22'07" E 174.87' TO A POINT BEING MARKED BY A REBAR, THENCE S 43°29'58" W 100.00' TO A POINT BEING MARKED BY A REBAR, THENCE N 33°22'07" W 186.76' TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF CRAWFORD ROAD BEING MARKED BY A REBAR, THENCE LEAVING THE LINE OF PARCEL A ALONG THE SOUTHERLY RIGHT-OF-WAY OF CRAWFORD ROAD N 41°55'32" W 100.68' TO THE POINT OF BEGINNING AND BEING A PARCEL OF LAND CONTAINING 0.4207 ACRES, LYING IN THE NELSON DISTRICT OF YORK COUNTY, VIRGINIA.

180016785 Filed in the Clerk's Office, Circuit Court, York County - Poquoson, VA the 11th day of September, 2018 Teste: Kristan N. Nelson, Clerk 12:07pm By: [Signature] u.c.

