

**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.

**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:

*Gordon R. Taylor*  
 NAME: GORDON R. TAYLOR DATE: 9-9-13  
 TITLE: VICE PRESIDENT

**CERTIFICATE OF NOTARIZATION**

STATE OF COLORADO  
 CITY/COUNTY OF ARAPAHOE

I, USA K CELANIA 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 9<sup>th</sup> DAY OF SEPTEMBER, 2013  
 MY COMMISSION EXPIRES JUNE 1, 2015

*USA K Celania*  
 NOTARY PUBLIC  
 NOTARY REGISTRATION NUMBER: 20034013503

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

*Quincy*  
 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

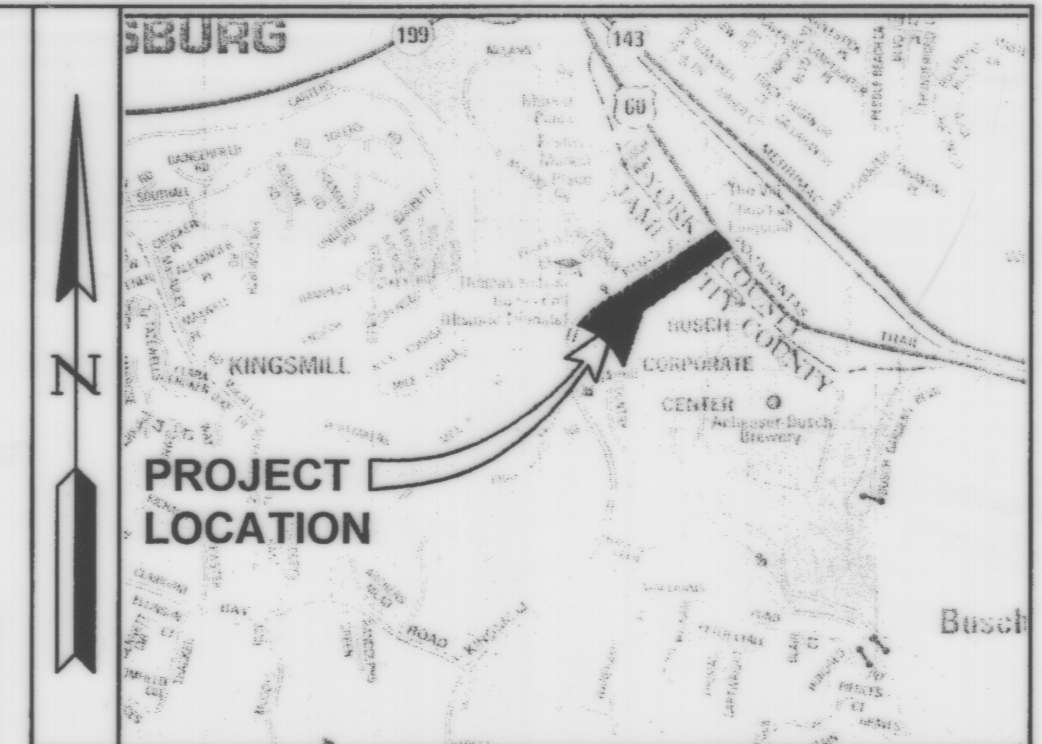
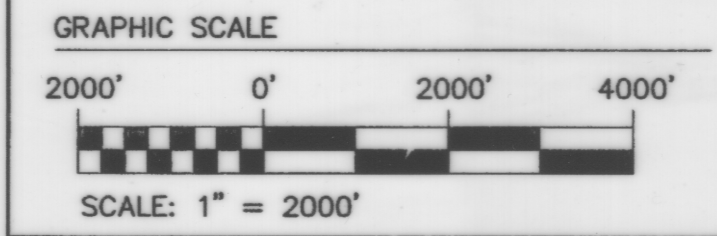
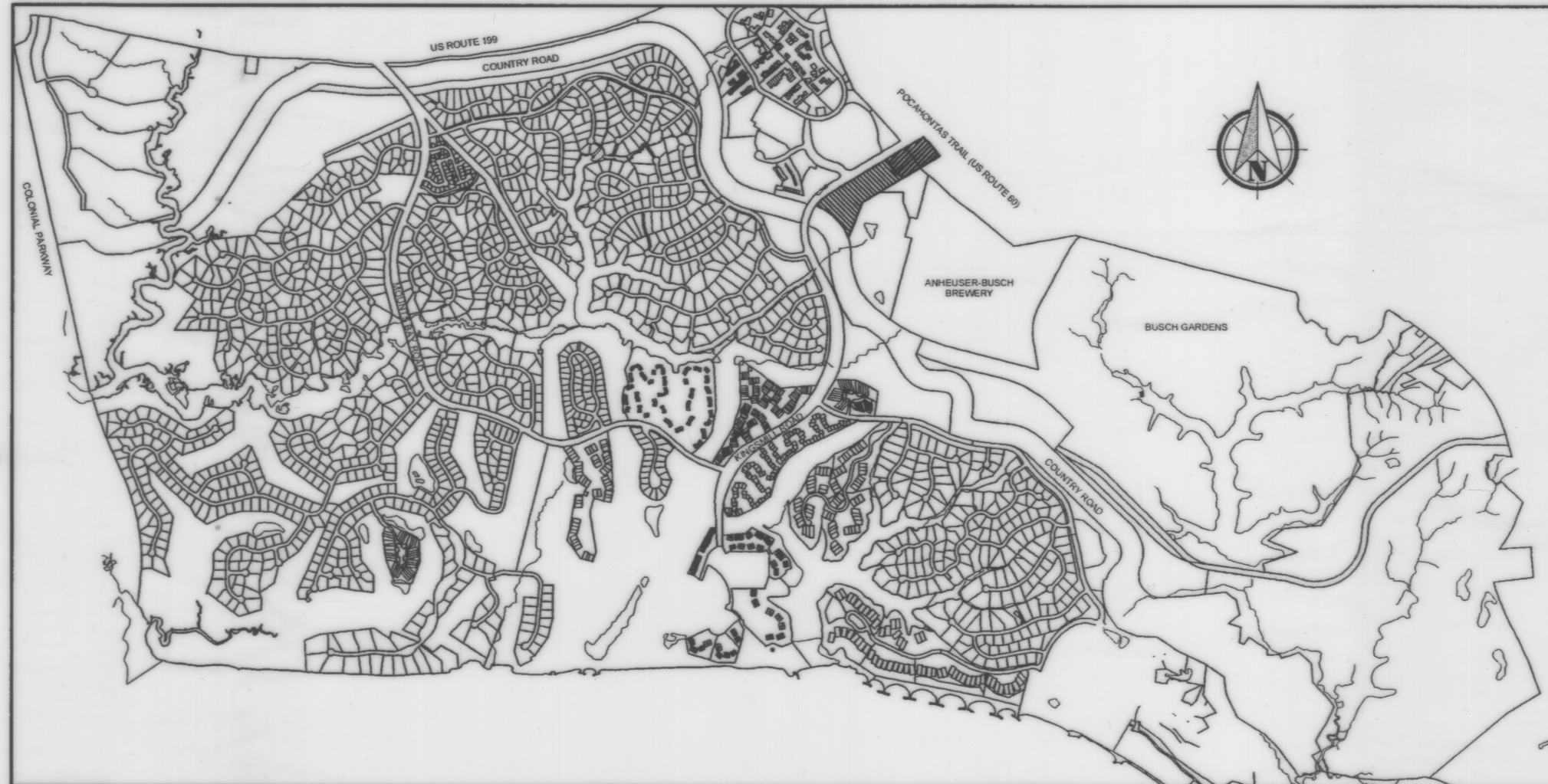
**REFERENCE**

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			



**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 4<sup>TH</sup> DAY OF March, 2014  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:31 AM/PM

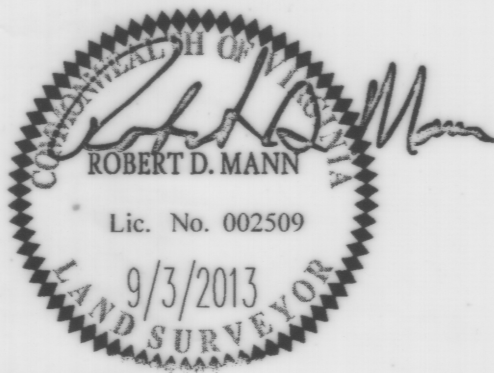
INSTRUMENT # 140003368  
 TESTE: *Betsy B. Woolridge*  
 BETSY B. WOOLRIDGE, CLERK

STATE OF VIRGINIA  
 COUNTY OF YORK CIRCUIT COURT. THIS 4<sup>th</sup> DAY OF March, 2014  
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:09 AM/PM

INSTRUMENT # 140003061 LYNN S. MENDIBUR, CLERK  
 TESTE: *Quincy*  
 CLERK

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

No.	Date	Description	Revised
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	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**