

AREA TABULATION  
BURWELL'S BLUFF  
(29 LOTS)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS 1-29	266,484 S.F.±	6.118 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (COMMON AREA)	57,784 S.F.±	1.327 AC.±
AREA OF LIMITED COMMON AREA "LCA-1"	5,945 S.F.±	0.136 AC.±
AREA OF LIMITED COMMON AREA "LCA-2"	2,493 S.F.±	0.057 AC.±
AREA OF EASEMENT PARCEL	1,326 S.F.±	0.030 AC.±
AREA OF LIMITED COMMON AREA "LCA-3"	368 S.F.±	0.008 AC.±
AREA OF LIMITED COMMON AREA "LCA-4"	2,552 S.F.±	0.059 AC.±
AREA OF EASEMENT PARCEL 2	794 S.F.±	0.018 AC.±
<b>TOTAL AREA SUBDIVIDED (AREA COMPUTED TO SURVEY LINES)</b>	<b>337,728 S.F.±</b>	<b>7.753 AC.±</b>
AVERAGE LOT SIZE	9,189 S.F.±	0.211 AC.±
SMALLEST LOT (LOT 19)	6,216 S.F.±	0.143 AC.±
LARGEST LOT (LOT 4)	12,576 S.F.±	0.289 AC.±
GROSS LOTS PER ACRE	3.528	

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- - - EASEMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- IRIC IRON ROD IN CONCRETE SET
- RPA RESOURCE PROTECTION AREA
- LCA LIMITED COMMON AREA



NOW OR FORMERLY  
ESCALANTE KINGSMILL  
DEVELOPMENT, LLC  
INSTR.# 170009894  
COTTAGES ON THE JAMES  
PARCEL R-2A  
INSTR.# 130022751

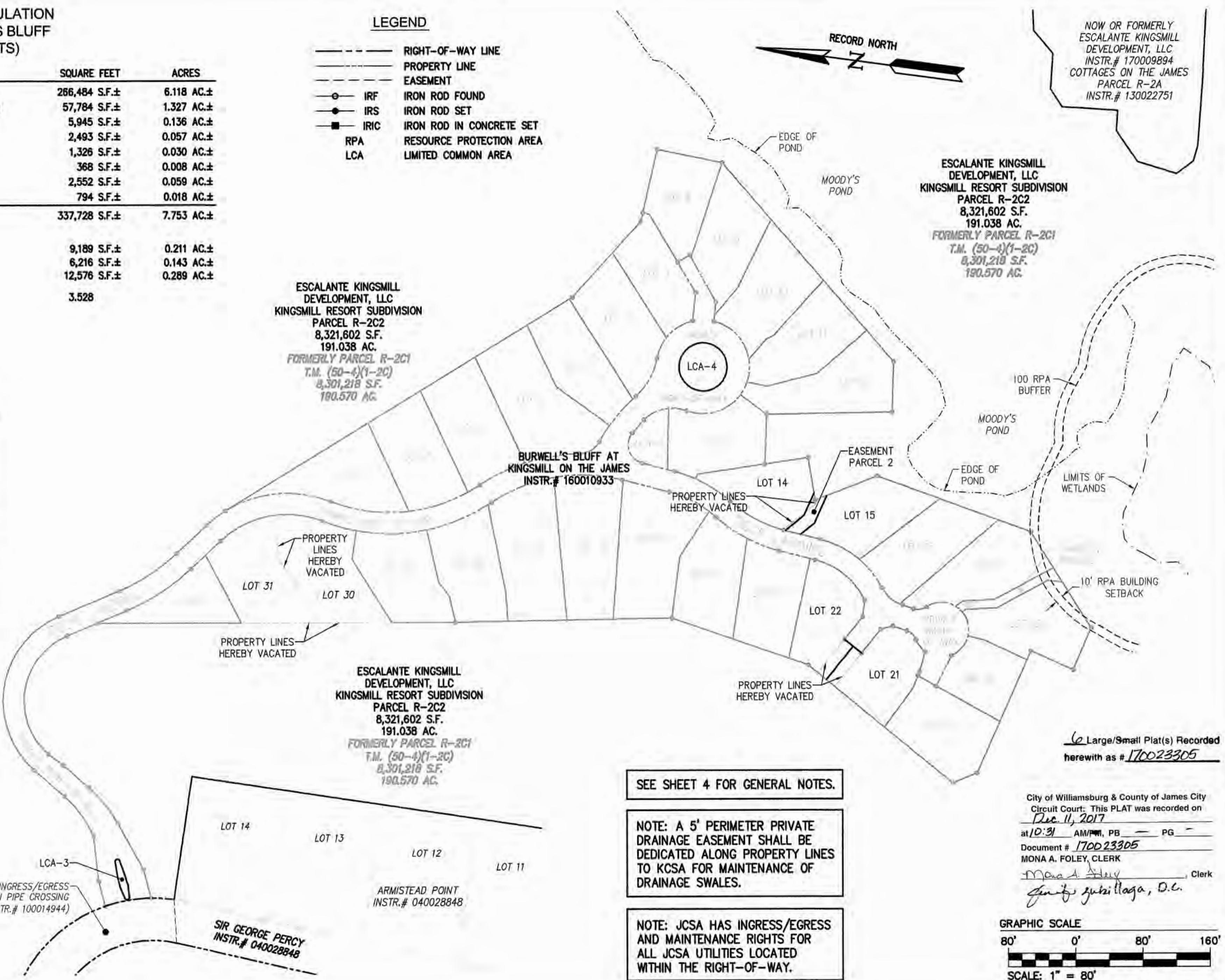
ESCALANTE KINGSMILL  
DEVELOPMENT, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C2  
8,321,602 S.F.  
191.038 AC.  
FORMERLY PARCEL R-2C1  
T.M. (50-4)(1-2C)  
8,301,218 S.F.  
190.570 AC.

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190.570 AC.

LOT NUMBER & ADDRESS TABLE

LOT NO.	ADDRESS	TAX PARCEL ID
LOT 1	601 DOCK LANDING	5031400001
LOT 2	602 DOCK LANDING	5031400002
LOT 3	603 DOCK LANDING	5031400003
LOT 4	604 DOCK LANDING	5031400004
LOT 5	605 DOCK LANDING	5031400005
LOT 6	606 DOCK LANDING	5031400006
LOT 7	607 DOCK LANDING	5031400007
LOT 8	608 DOCK LANDING	5031400008
LOT 9	609 DOCK LANDING	5031400009
LOT 10	610 DOCK LANDING	5031400010
LOT 11	611 DOCK LANDING	5031400011
LOT 12	612 DOCK LANDING	5031400012
LOT 13	613 DOCK LANDING	5031400013
LOT 14	614 DOCK LANDING	5031400014
LOT 15	615 DOCK LANDING	5031400015
LOT 16	616 DOCK LANDING	5031400016
LOT 17	617 DOCK LANDING	5031400017
LOT 18	618 DOCK LANDING	5031400018
LOT 19	619 DOCK LANDING	5031400019
LOT 20	620 DOCK LANDING	5031400020
LOT 21	621 DOCK LANDING	5031400021
LOT 22	622 DOCK LANDING	5031400022
LOT 23	623 DOCK LANDING	5031400023
LOT 24	624 DOCK LANDING	5031400024
LOT 25	625 DOCK LANDING	5031400025
LOT 26	626 DOCK LANDING	5031400026
LOT 27	627 DOCK LANDING	5031400027
LOT 28	628 DOCK LANDING	5031400028
LOT 29	629 DOCK LANDING	5031400029
LOT 30	630 DOCK LANDING	5031400030
LOT 31	631 DOCK LANDING	5031400031



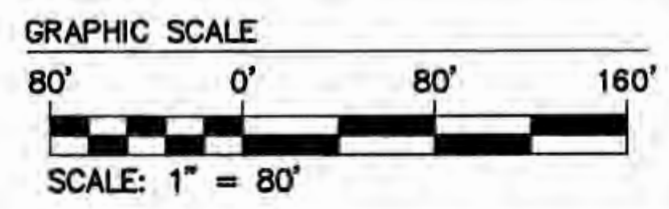
6 Large/Small Plat(s) Recorded  
herewith as # 170023305

SEE SHEET 4 FOR GENERAL NOTES.

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Dec 11, 2017  
at 10:31 AM/PM, PB - PG -  
Document # 170023305  
MONA A. FOLEY, CLERK  
*Monica A. Foley* Clerk  
*Guillermo J. Ortega, D.C.*



GOLF COURSE INGRESS/EGRESS  
AND IRRIGATION PIPE CROSSING  
EASEMENT (INSTR.# 100014944)

SIR GEORGE PERCY  
INSTR.# 040028848

ARMISTEAD POINT  
INSTR.# 040028848

Rev.	Date	Description	Revised By



**AES**  
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Chesapeake, Virginia 23320  
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www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF RESUBDIVISION  
LOTS 14, 15, 21, 22, 30, AND 31  
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES  
AND  
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION  
FOR  
ESCALANTE KINGSMILL DEVELOPMENT, LLC  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale:	Date:
1" = 80'	6/30/2017
Sheet Number	
<b>3 OF 6</b>	