

180006909

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ESCALANTE KINGSMILL DEVELOPMENT, LLC, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400015 (LOT 15)

FROM ESCALANTE KINGSMILL, LLC, BY DEED OF CORRECTION DATED AUGUST 23, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170017682.

TAX PARCEL NO. 5040100002C (PARCEL R-2C2)

FROM ESCALANTE KINGSMILL, LLC, BY DEED DATED MAY 12, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170009894.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Escalante Kingsmill Development, LLC signature and date 3/27/18

Printed name: ROBERT C. SMY, Title: Manager

CERTIFICATE OF NOTARIZATION

STATE OF Texas

CITY/COUNTY OF Tarrant

Notary Public Jan L. Hulse, State of Texas, Commission Expires 03-27-2020, Notary ID 126462228

GIVEN UNDER MY HAND THIS 27 DAY OF March, 2018.

MY COMMISSION EXPIRES 3/27/20

Notary Public signature and name Jan L. Hulse

NOTARY REGISTRATION NUMBER: 126462228

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

Trustee signature and name BRIAN M. GRINDALL, TRUSTEE FOR TUNA MILL, LLC, DATE 4.9.18

CERTIFICATE OF NOTARIZATION

STATE OF Maryland

CITY/COUNTY OF Montgomery

Notary Public Anna A. Kerney, State of Maryland

GIVEN UNDER MY HAND THIS 9 DAY OF April, 2018.

MY COMMISSION EXPIRES November 6, 2018

Notary Public signature and name Anna A. Kerney

NOTARY REGISTRATION NUMBER:

SURVEYOR'S CERTIFICATE

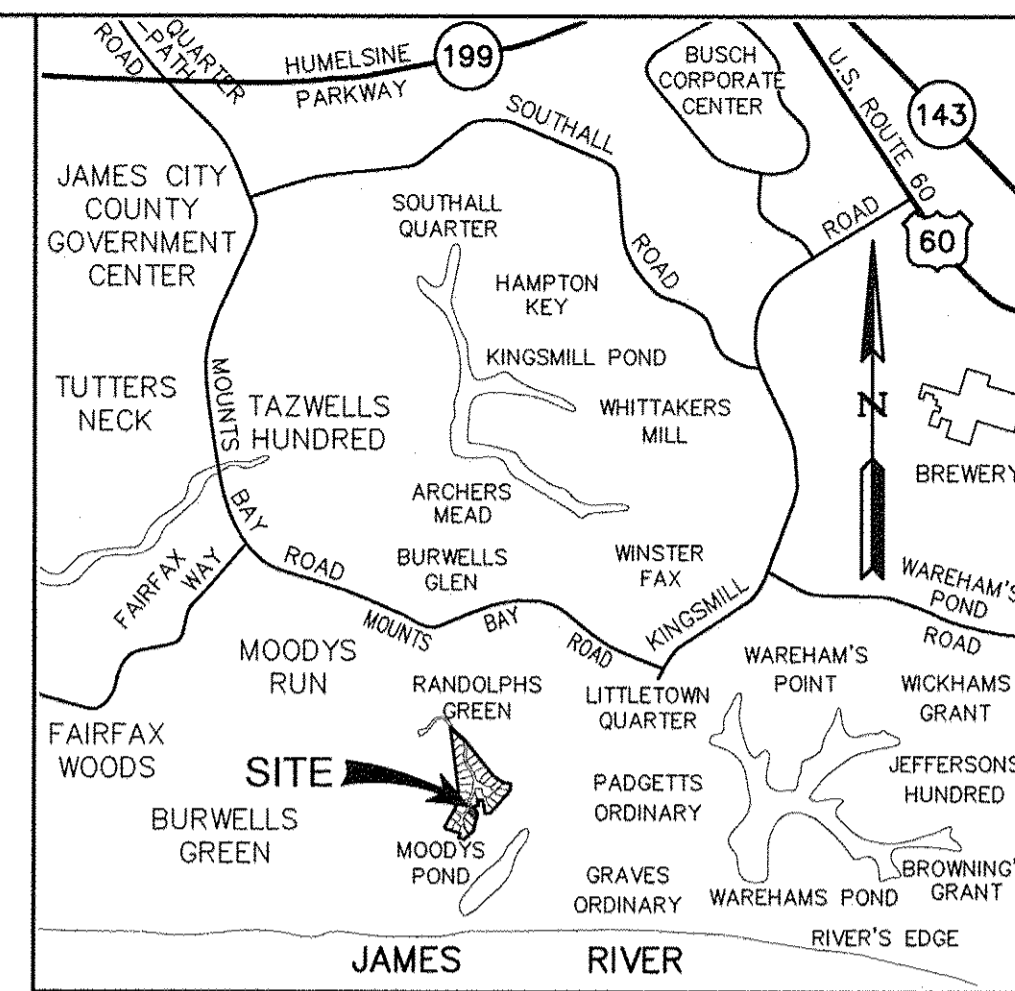
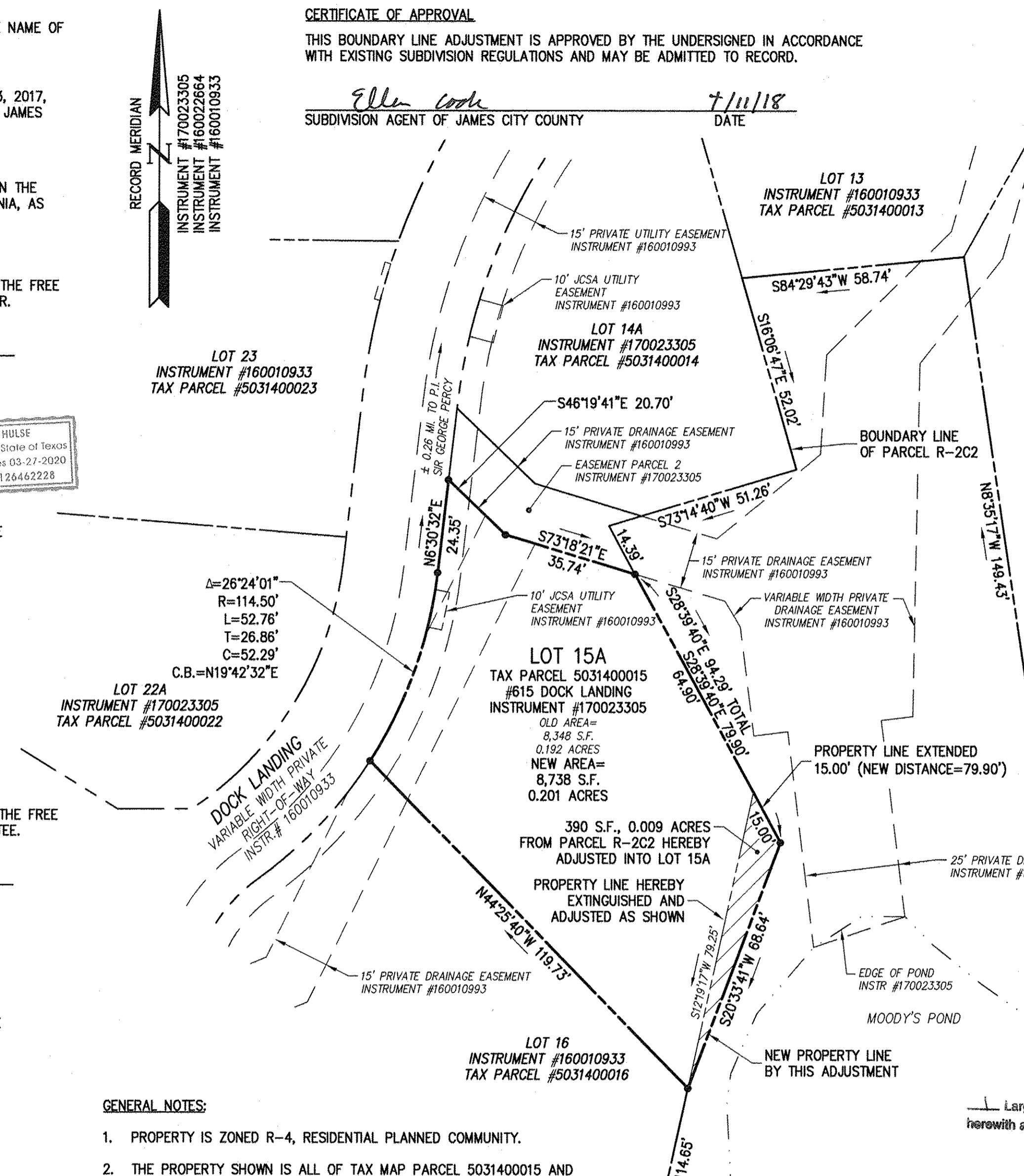
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Surveyor signature and name SAMUEL J. BIKKERS, L.S., DATE 3-26-2018

CERTIFICATE OF APPROVAL

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

Subdivision Agent signature Ellen Cook, DATE 7/11/18



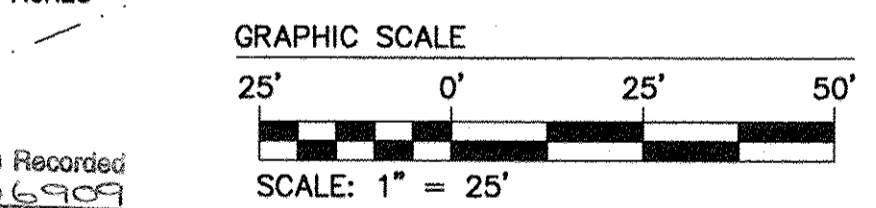
NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

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

- GENERAL NOTES: 1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY. 2. THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL 5031400015 AND A PORTION OF TAX MAP PARCEL 5040100002C. 3. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT ON LOT 15A IS TO EXTEND THE LEFT PROPERTY LINE 15.0' WHICH INCREASES THE LOT AREA 390 S.F. NO OTHER CHANGES TO THE PROPERTIES ARE PROPOSED BY THIS PLAT.

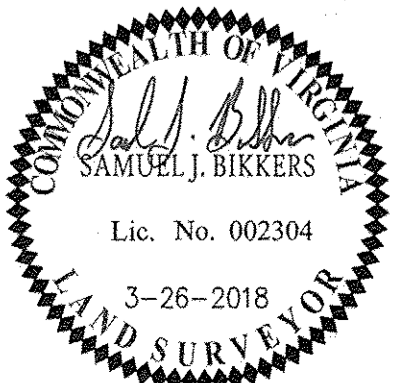
NOTE: REFERENCE IS HEREBY MADE TO SHEET 4 OF 6 OF THE PLAT OF RESUBDIVISION, LOTS 14, 15, 21, 22, 30 AND 31, BURWELL'S BLUFF AT KINGSMILL ON THE JAMES; RECORDED AS INSTRUMENT #170023305. SHEET 4 HAS GENERAL NOTES THAT PERTAIN TO THE SUBDIVISION THAT ARE NOT SHOWN HEREON.

LEGEND table with symbols for Right-of-Way Line, Property Line, Easement, IRF, IRS, IRIC, RPA, LCA.



STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 12 DAY OF April, 2018. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 14:04 AM/PM INSTRUMENT # 180006909 TESTE: MONA A. FOLEY, CLERK

Revision table with columns for Rev, Date, Description, Revised By.



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

BOUNDARY LINE ADJUSTMENT BETWEEN LOT 15A, BURWELL'S BLUFF AT KINGSMILL ON THE JAMES AND PARCEL R-2C2, KINGSMILL RESORT SUBDIVISION FOR ESCALANTE KINGSMILL DEVELOPMENT, LLC. ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB, Project Number: W07753-39, Scale: 1" = 25', Date: 3-26-2018, Sheet Number: 1 OF 1

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