

190017999

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO KINGSMILL RESORT CUSTOM HOMES, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 29, 2019, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 190011130

OWNER'S CONSENT AND DEDICATION

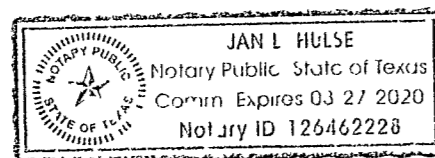
THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS KINGSMILL TOWNHOMES, "THE ENCLAVE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER

FOR: KINGSMILL RESORT CUSTOM HOMES, A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE 11/11/19
PRINTED NAME Elcio Silva
TITLE Sec.

CERTIFICATE OF NOTARIZATION

STATE OF Texas
CITY/COUNTY OF Tarrant



I, Jan L. Hulse, 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 13 DAY OF November, 2019

MY COMMISSION EXPIRES 3/27/20

[Signature] NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 126462228

TRUSTEE'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS KINGSMILL TOWNHOMES PARCEL R-2B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE

[Signature] DATE 11/9/19
JAMES H HUDSON, III, TRUSTEE FOR C&F BANK

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF JAMES City

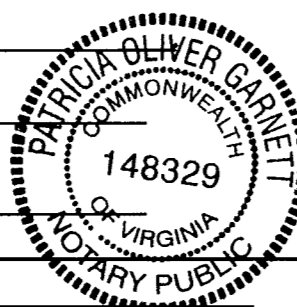
I, Patricia Oliver Garnett, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF November, 2019

MY COMMISSION EXPIRES 1-31-2023

[Signature] NOTARY PUBLIC

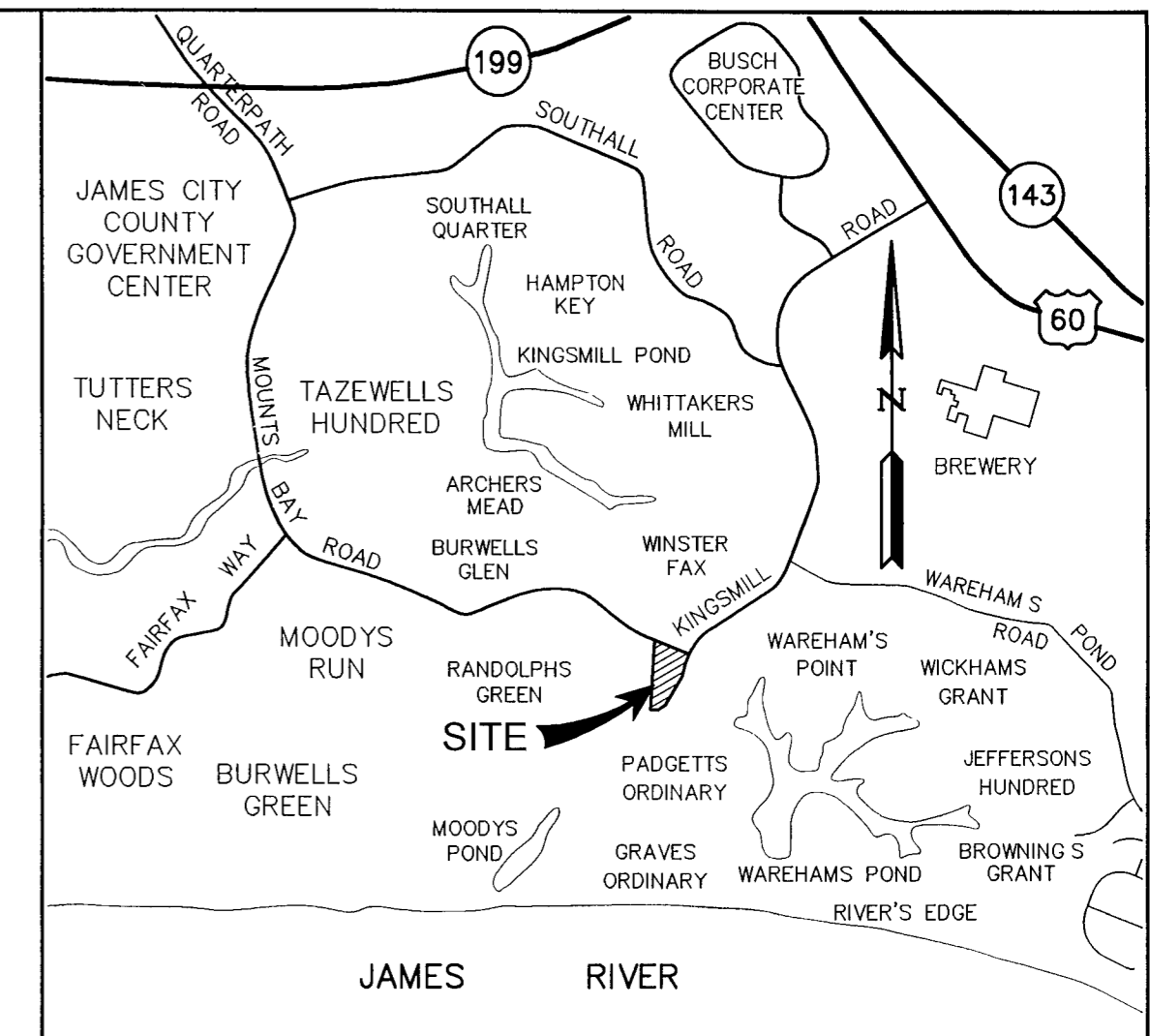
NOTARY REGISTRATION NUMBER 148329



NOTES.

- 1 PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY
2 THE PROPERTY SHOWN IS ALL OF PARCEL ID 5040100002B
3 ALL UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO SEC 19-33 OF THE SUBDIVISION ORDINANCE
4 ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY
5 JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY
6 UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE
7 THIS SITE LIES WITHIN THE JAMES RIVER WATERSHED
8 IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY
9 ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE
10 ALL RIGHT-OF-WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR ESCALANTE KINGSMILL DEVELOPMENT, LLC, JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE CO (VERIZON), AND VIRGINIA NATURAL GAS
11 UTILITY EASEMENTS DENOTED AS JCSA EASEMENTS ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY 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 JCSA AND THE PROPERTY OWNER ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.

- 12 ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE
13. JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE PRIVATE RIGHT-OF-WAYS
14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD
15. THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP NUMBER 51095 C0206D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015
16 COMMON AREA AND PRIVATE RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE HOA.
17 ALL STREET LIGHTS MUST COMPLY WITH THE STANDARDS AND REGULATIONS OF SECTION 19-66 OF THE SUBDIVISION ORDINANCE AND DIVISION 7 OF THE ZONING ORDINANCE
18 REFERENCE MASTER PLAN MP-0007-1997
19 REFERENCE SP-18-0077 REGARDING THE DETAILED SITE PLAN



VICINITY MAP SCALE 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
o IRF IRON ROD FOUND
● IRS IRON ROD SET
■ IRS IRON ROD SET AT RIGHT-OF-WAY POINT
HOA HOMEOWNER'S ASSOCIATION

AREA TABULATION

Table with 2 columns: AREA, SQ FT / AC. Includes Lot Area (140,764± SQ FT / 3.231± AC), Common Area (3,575± SQ FT / 0.082± AC), Private Right-of-Ways (32,308± SQ FT / 0.742± AC), Total Area Subdivided (176,647± SQ FT / 4.055± AC).

INDEX OF SHEETS

Table with 2 columns: SHEET NO, SHEET DESCRIPTION. Lists sheets 1-7 including Cover Sheet, Subdivisions, NNWW Waterline Easements, HOA Drainage Easements, JCSA Easements, and HOA Landscape Easements.

7 Large/Small Plat(s) Recorded herewith as # 190017999

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

[Signature] DATE 11/04/2019
SAMUEL J. BIKKERS, L.S.

CERTIFICATE OF APPROVAL

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

[Signature] DATE 12/3/19
SUBDIVISION AGENT OF JAMES CITY COUNTY

BUILDING SETBACKS. FRONT = 5' MINIMUM FROM R/W LINE. SIDE = NONE, HOWEVER, A MINIMUM 12' TOWNHOME SEPARATION SHALL BE PROVIDED. REAR = NONE

STATE OF VIRGINIA

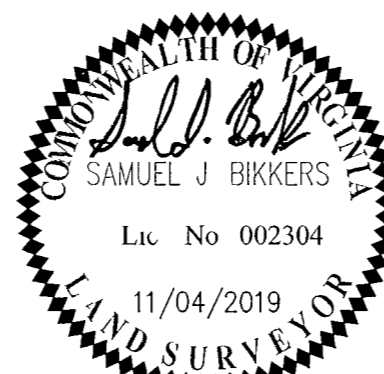
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT
THIS 4 DAY OF December, 2019
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 1:37 AM/PM
INSTRUMENT # 190017999
TESTE [Signature] MONA A. FOLEY, CLERK

REF JCC CASE NO S-18-0068

PLAT OF SUBDIVISION KINGSMILL TOWNHOMES "THE ENCLAVE" FOR ESCALANTE GOLF

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Table with Project Contacts (GVC), Project Number (7753-49), Scale, Date (05/13/2019), AS NOTED, Sheet Number (1 OF 7).



5248 Olde Towne Road, Suite 1 Williamsburg Virginia 23188 Phone (757) 253-0040 Fax (757) 220-8994 www.aesva.com

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 7/2/19, REVISED PER COUNTY COMMENTS DATED JUNE 3 2019, JFS.