

190017999

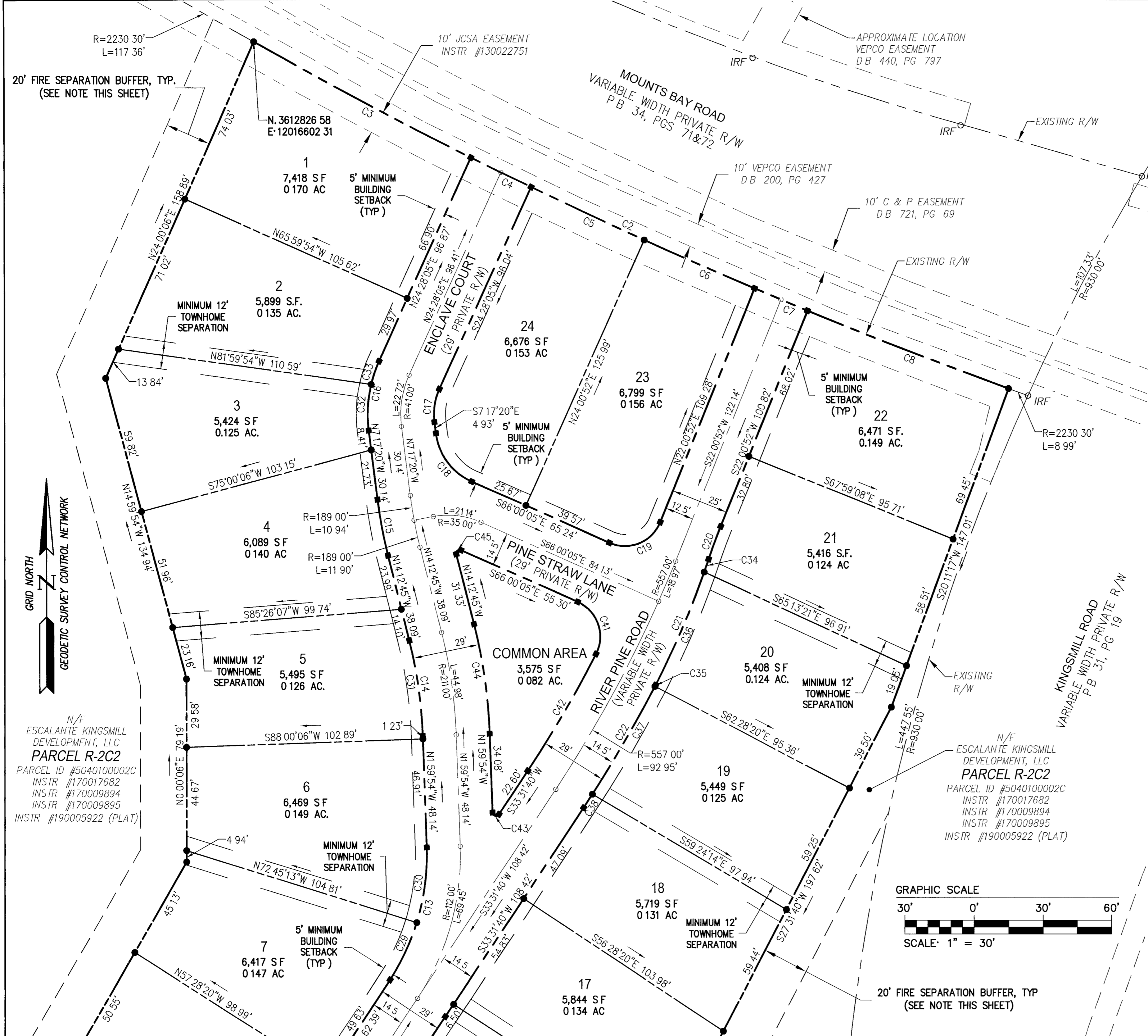
SEE SHEETS 4, 5, 6 AND 7 FOR EASEMENTS

FIRE SEPARATION BUFFER NOTE:
THE REAR WALLS OF THE TOWNHOMES ARE NOT FIRE RATED AND A REAR SETBACK DOES NOT EXIST THEREFORE, A 20 FT FIRE SEPARATION BUFFER AS SHOWN HEREON IS REQUIRED TO PREVENT FUTURE ENCROACHMENT

ABBREVIATIONS:
HOA = HOMEOWNER'S ASSOCIATION
TYP. = TYPICAL
N/F = NOW OR FORMERLY
ESMT = EASEMENT

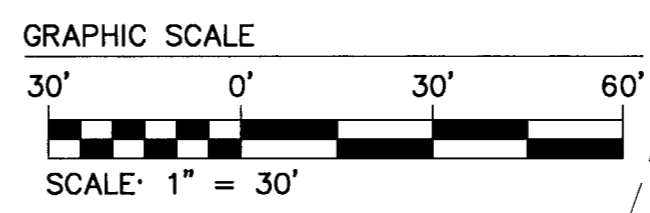
BUILDING SETBACKS:
FRONT = 5' MINIMUM FROM R/W LINE
SIDE = NONE, HOWEVER, A MINIMUM 12' TOWNHOME SEPARATION SHALL BE PROVIDED
REAR = NONE

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C2	9°15'10"	2230 30'	360 17'	180 48'	359 78'	N65 24' 49"W
C3	2°44'01"	2230 30'	106 41'	53 22'	106 40'	N62 09' 15"W
C4	0°44'43"	2230 30'	29 01'	14 51'	29 01'	N63 53' 37"W
C5	1°23'13"	2230 30'	53 99'	27 00'	53 99'	N64 57' 35"W
C6	1°20'31"	2230 30'	52 24'	26 12'	52 24'	N66° 19' 28"W
C7	0°38'32"	2230 30'	25 00'	12 50'	25 00'	N67 18' 59"W
C8	2°24'09"	2230 30'	93 52'	46 77'	93 51'	N68 50' 20"W
C13	35°31'33"	97 50'	60 45'	31 23'	59 49'	N15 45' 53"E
C14	12°12'51"	196 50'	41 89'	21 02'	41 81'	N8 06' 19"W
C15	6°55'25"	203 50'	24 59'	12 31'	24 58'	S10 45' 02"E
C16	31°45'24"	55 50'	30 76'	15 79'	30 37'	S8° 35' 22"W
C17	31°45'24"	26 50'	14 69'	7 54'	14 50'	S8 35' 22"W
C18	58°42'46"	26 50'	27 16'	14 91'	25 98'	S36 38' 43"E
C19	91°59'03"	16 50'	26 49'	17 08'	23 74'	N68 00' 23"E
C20	3°31'07"	246 50'	15 14'	7 57'	15 14'	S20 15' 18"W
C21	8°50'49"	383 50'	59 22'	29 67'	59 16'	N22 55' 09"E
C22	6°11'06"	571 50'	61 69'	30 88'	61 66'	N30 26' 07"E
C29	16°11'34"	97 50'	27 56'	13 87'	27 46'	N25 25' 53"E
C30	19°20'00"	97 50'	32 90'	16 61'	32 74'	N7° 40' 06"E
C31	12°12'51"	196 50'	41 89'	21 02'	41 81'	N8 06' 19"W
C32	20°46'47"	55 50'	20 13'	10 18'	20 02'	S3 06' 04"W
C33	10°58'37"	55 50'	10 63'	5 33'	10 62'	S18 58' 46"W
C34	0°52'47"	383 50'	5 89'	2 94'	5 89'	N18 56' 08"E
C35	0°03'36"	571 50'	0 60'	0 30'	0 60'	N27 22' 22"E
C36	7°58'02"	383 50'	53 33'	26 71'	53 28'	N23 21' 33"E
C37	5°25'19"	571 50'	54 08'	27 06'	54 06'	N30 06' 49"E
C38	0°42'12"	571 50'	7 01'	3 51'	7 01'	N33 10' 34"E
C41	93°20'39"	16 50'	26 88'	17 49'	24 01'	S19 19' 46"E
C42	6°11'06"	542 50'	58 56'	29 31'	58 53'	S30 26' 07"W
C43	144°28'27"	1 50'	3 78'	4 68'	2 86'	S74 14' 07"E
C44	12°12'51"	225 50'	48 07'	24 13'	47 98'	N8 06' 19"W
C45	128°12'39"	1 50'	3 36'	3 09'	2 70'	S49 53' 35"W



N/F
ESCALANTE KINGSMILL
DEVELOPMENT, LLC
PARCEL R-2C2
PARCEL ID #5040100002C
INSTR #170017682
INSTR #170009894
INSTR #170009895
INSTR #190005922 (PLAT)

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

City of Williamsburg & County of James City
Circuit Court This PLAT was recorded on
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AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone (757) 253-0040
Fax (757) 220-8994
www.aesva.com

REF JCC CASE NO S-18-0068

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

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts GVC
Project Number 7753-49
Scale Date
1"=30' 05/13/2019
Sheet Number
2 OF 7