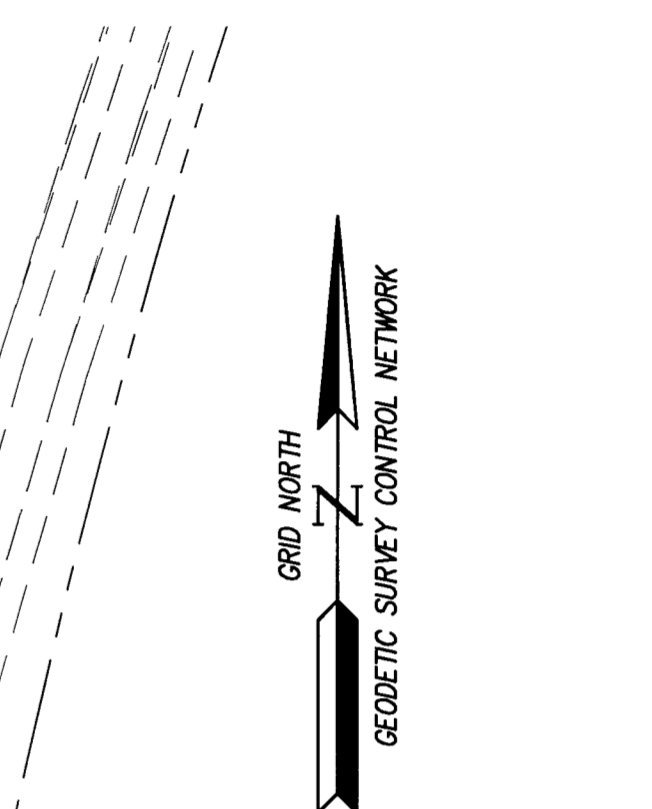
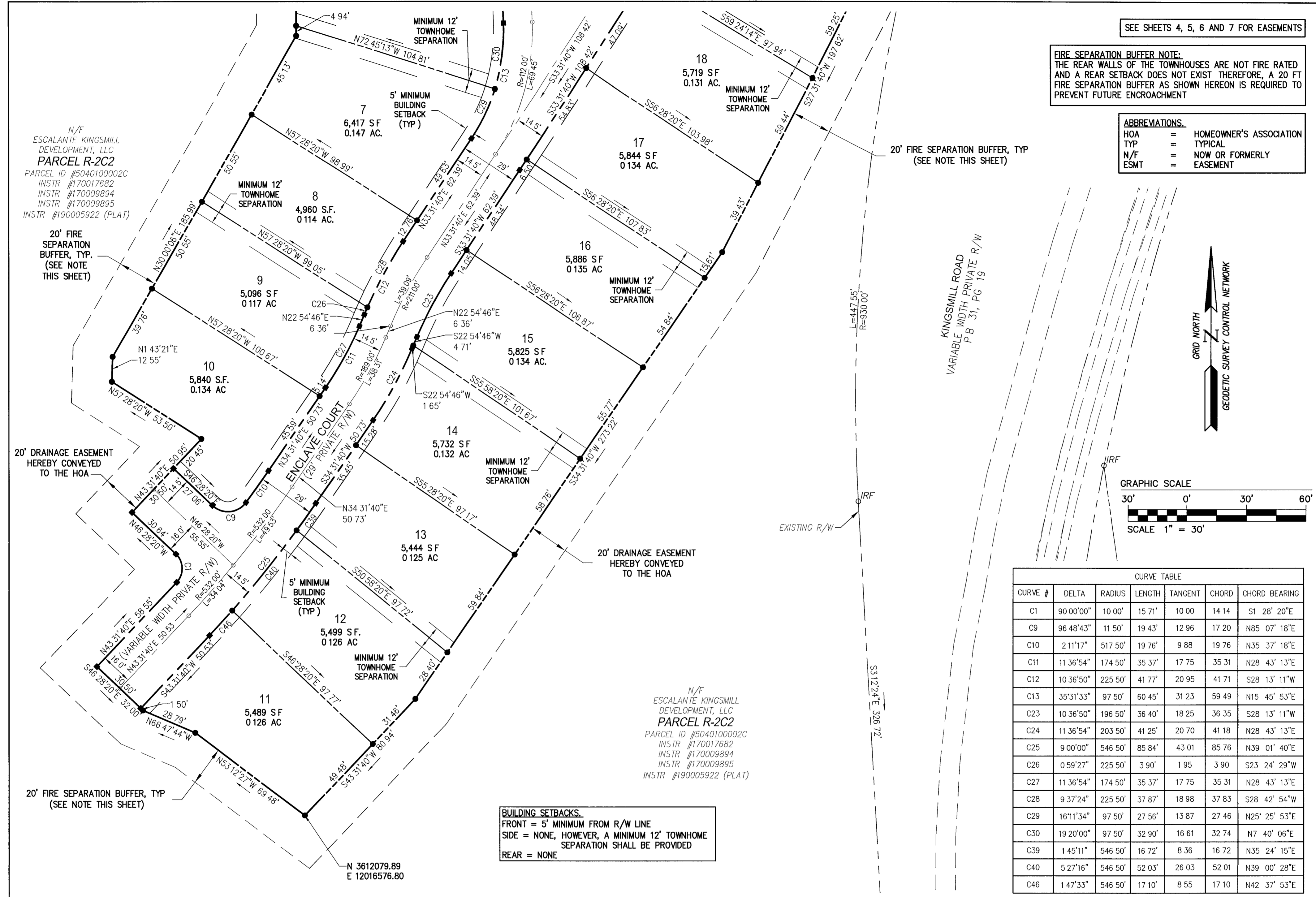


190017999

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

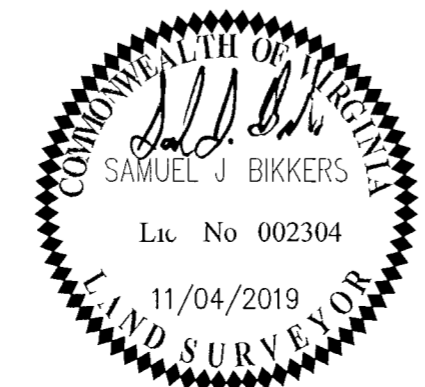


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90 00'00"	10 00'	15 71'	10 00'	14 14'	S1 28' 20"E
C9	96 48'43"	11 50'	19 43'	12 96'	17 20'	N85 07' 18"E
C10	2 11'17"	517 50'	19 76'	9 88'	19 76'	N35 37' 18"E
C11	11 36'54"	174 50'	35 37'	17 75'	35 31'	N28 43' 13"E
C12	10 36'50"	225 50'	41 77'	20 95'	41 71'	S28 13' 11"W
C13	35'31'33"	97 50'	60 45'	31 23'	59 49'	N15 45' 53"E
C23	10 36'50"	196 50'	36 40'	18 25'	36 35'	S28 13' 11"W
C24	11 36'54"	203 50'	41 25'	20 70'	41 18'	N28 43' 13"E
C25	9 00'00"	546 50'	85 84'	43 01'	85 76'	N39 01' 40"E
C26	0 59'27"	225 50'	3 90'	1 95'	3 90'	S23 24' 29"W
C27	11 36'54"	174 50'	35 37'	17 75'	35 31'	N28 43' 13"E
C28	9 37'24"	225 50'	37 87'	18 98'	37 83'	S28 42' 54"W
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
C39	1 45'11"	546 50'	16 72'	8 36'	16 72'	N35 24' 15"E
C40	5 27'16"	546 50'	52 03'	26 03'	52 01'	N39 00' 28"E
C46	1 47'33"	546 50'	17 10'	8 55'	17 10'	N42 37' 53"E

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

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

City of Williamsburg & County of James City  
 Circuit Court This PLAT was recorded on  
 DEC 4th 2019  
 at 1:37 AM (PM) PB PG  
 Document # 190017999  
 MONA A FOLEY, CLERK  
 Clerk



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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 1"=30' Date 05/13/2019  
 Sheet Number  
**3 OF 7**