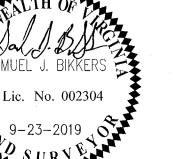
		<u> </u>		
CERTIFICATION OF SOURCE OF TITLE	CERTIFICATE (DF APPROVAL		HUMELSINE 199 BUSCH CORPORATE
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ESCALANTE KINGSMILL DEVELOPMENT, LLC, AND WAS ACQUIRED AS FOLLOWS:		RY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED		PARKWAY SOUTHALL CORPORATE CENTER (143)
TAX PARCEL NO. 5031400013 (LOT 13)	IN ACCORDAN ADMITTED TO	CE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE RECORD.		JAMES CITY
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	202			COUNTY SOUTHALL QUARTER QUARTER
JAMES CITY, VIRGINIA, AS INSTRUMENT #170017682.	Sllen Singularia	Look 12/11/19	_	CENTER HAMPTON KEY
TAX PARCEL NO. 5031400014 (LOT 14A)	FERIE 2008 PIN 1 A SUBDISION &	AGENT OF JAMES CITY COUNTY DATE		KINGSMILL POND
FROM ESCALANTE KINGSMILL, LLC, BY DEED OF CORRECTION DATED AUGUST 23,	EN TIME			TUTTERS TAZWELLS WHITTAKERS WHITTAKERS
2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT #170017682.	RECC RUM	CA 2 INSTR. #160010933 TAX PARCEL #5031400001A		WILL BREWERY
TAX PARCEL NO. 5040100002C (PARCEL R-2C2)			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ARCHERS MEAD
FROM ESCALANTE KINGSMILL, LLC, BY DEED DATED MAY 12, 2017, RECORDED IN THE	10' JCSA UTILIT	7	\\alpha=26*02*09**	ROAD BURWELLS WINSTER FAX
CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT #170009895 AND 170009894, RESPECTIVELY. A DEED OF	EASEMEN INSTR. #16001099		R=47.50'	MOODYS MOUNTS BAY ROAD WAREHAM'S ROAD
CORRECTION DATED AUGUST 23, 2017, CONVEYED BY ESCALANTE KINGSMILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ESCALANTE KINGSMILL DEVELOPMENT, LLC,	PROPERTY LINE HERE	757515'01"F	L=21.58' T=10.98'	RUN RANDOLPHS LITTLETOWN POINT WICKHAMS
A VIRGINIA LIMITED LIABILITY COMPANY, WAS RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT	EXTINGUISHED A LOT 25 ADJUSTED AS SHO	MAN TO THE TAXABLE PROPERTY OF TAXABLE	C=21.40'	WOODS SITE JEFFERSONS
#170017682.	INSTR. #160010933 TAX PARCEL #5031400025 Δ= 20°55'11"	FROM PARCEL 14A HEREBY	C.B.=S076'20"W 5088	BURWELLS ORDINARY HUNDRED
OWNER'S CONSENT AND DEDICATION	R=157.50'	ADJUSTED INTO LOT 13	77002; #5031	GREEN MOODYS POND GRAVES ORDINARY WAREHAMS POND GRANT
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.	L=57.51' T=29.08'	PROPERTY LINE HEREBY EXTINGUISHED AND	Λ /- Δ= 74.24/30 "	RIVER'S EDGE
BY: AelC 11 (18/2019	C=57.19' Δ=6'39'36" C.B.=N17'14'48"E	ADJUSTED AS SHOWN	\ \ R=55.50'\	JAMES RIVER
ESCALANTE KINGSMILL DEVELOPMENT, LLC DATE	R=157.50'	i/i/i/i/i/i/i/i/i/i/i/i/i/i/i/i/i/i/i/	V L=72.08' \	VICINITY MAP SCALE: 1"=2000'
PRINTED NAME: DOSSET C. SIZM	L=18.31' T=9.16'	TAX PARCEL 5031400013 #613 DOCK LANDING	C=67.12' C.B.=S23*54'51*E	SCALE: I = ZUUU
TITLE: U.P.	C=18.30' C.B.=N31'02'12"E	INSTR. #160010933		NOTE: A 5' PERIMETER PRIVATE NOTE: ICSA HAS INCRESS (ECRESS
CERTIFICATE OF NOTARIZATION	15' PRIVATE UTILITY EASEMENT —	8,588 S.F., 0.197 AC. NEW AREA=		DRAINAGE EASEMENT SHALL BE AND MAINTENANCE RIGHTS FOR
STATE OF	INSTR. #160010993	9,504 S.F., 0.218 AC.		TO KCSA FOR MAINTENANCE OF WITHIN THE PICHT_OF_WAY
CITY/COUNTY OF Tarrant	LOT 24	15' VARIABLE WIDTH PRIVATE DRAINAGE EASE	EMENT / /S	DRAINAGE SWALES.
I, Jan L 7tuse a notary public in and for the CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE	INSTR. #160010933 TAX PARCEL #5031400024	NEW PROPERTY — 22 S.F., 0.001 ACRES	, / ^3/	
PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE		/ LINE BY THIS / FROM PARCEL 13 HEF	REBY / / N	
AFORESAID.		ADJUSTMENT ADJUSTED INTO LOT 1		HEREBY CERTIFICATE HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS
GIVEN UNDER MY HAND THIS 18 DAY OF November, 2018 94 MY COMMISSION EXPIRES 3/27/20	Δ=27'51'28"	TAX PARCEL 5031400014 #614 DOCK LANDING #814 DOCK LANDING	P	PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF
P I AN I HUISE	R=151.50' L=73.66'	"INSTR. #170023305 \(\frac{\cappa_0}{20}\)		SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
NOTARY PUBLIC Notary Public, State of NOTARY PUBLIC	2020 T=37.57'	OLD AREA= 7,158 S.F. 0.164 AC.	PROPERTY LINE REDUCTION	111BW
NOTARY REGISTRATION NUMBER: 126462	C.B.=N20°26'16"F	NEW AREA= 6,678 S.F. 0.153 AC.	\ 4.92' (NEW 5	9-23-2019 SAMUEL J. BIKKERS, L.S. DATE
	N6.30,30,20 /	- 10' JCSA UTILITY PROPERTY	LINE HEREBY DISTANCE 53.82")	
TRUSTEE'S CONSENT AND DEDICATION	LOT 23 INSTR. #160010933	INSTR. #160010993	AS SHOWN LOT 12	
THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE	TAX PARCEL #5031400023		PERTY LINE INSTRUMENT #160010933 ADJUSTMENT TAX PARCEL #5031400012	
CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.	N4619'41"W / 28.47'	ADJUSTED INTO LOT 14A S10'39'41"W 33.28'	1	
BY: 12/5/19 LAWYERS TYLE REALTY SERVICES, INC., A VIRGINIA CORPORATION DATE		N7378'21"W 29.30" N7374' 40" E 42.40" 33.28' PARCEL	R-2C2	
FOR TUNA MILL, LLC		TAX PARCEL 5	5040100002C \	GRAPHIC SCALE
PRINTED NAME: LISA KTUTY	15' PRIVATE DRAINAGE EASEMENT INSTR. #160010993	15' PRIVATE INSTRUMENT OLD AI O	ÄΕΑ=	25' 0' 25' 50'
TITLE: Vice frasident	1115 M. #100010999 771 /	PARCEL 2 8,3/7,215 S.F., 1 NSTR. #170023305 NEW A	REA=	SCALE: 1" = 25'
	1 Kil /	8,376,778 S.F.,	191.386 ACRES \	1 = 20
CERTIFICATE OF NOTARIZATION	GENERAL NOTES:	VARIABLE WIDTH————————————————————————————————————		<u> </u>
STATE OF VIRGINIA	1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.	V EASEMENT VINSTRUMENT #160010993		herewith as #_170010 700
CITY/COUNTY OF HEMMICO	2. THE PROPERTY SHOWN IS ALL OF TAX MAP		I	STATE OF VIRGINIA
I, Deborah T. Robinson a notary public in and for THE	PARCEL 5031400013 AND 5031400014.		LECEND	CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE ROBINSON PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE	3. THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL		LEGEND RIGHT-OF-WAY LINE	THIS 13 DAY OF <u>December</u> , 2019.
AFORESAID.	CHANCE FLOODPLAIN PER F.I.R.M. #51095C0206D EFFECTIVE DATE 12/16/15.			THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE
GIVEN UNDER MY HAND THIS 5th DAY OF DECEMBEL, 2018, CONTROL STATES	4. THIS PLAT WAS PREPARED WITHOUT	OF THE DIAT OF DECHADOW LOTE 14 15 01 00	EASEMENT	RECORD AS THE LAW DIRECTS. @ 10:06 AMPM
MY COMMISSION EXPIRES 7-31-2021	THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES,	30 AND 31, BURWELL'S BLUFF AT KINGSMILL ON THE	→ IRF IRON ROD FOUND → IRS IRON ROD SET	INSTRUMENT # 190018458
NOTARY PUBLIC	COVENANTS, AND ENCUMBRANCES OF RECORD.	4 HAS GENERAL NOTES THAT PERTAIN TO THE	RPA RESOURCE PROTECTION	ο¨ Λ
NOTARY REGISTRATION NUMBER: 223657		SUBDIVISION THAT ARE NOT SHOWN HEREON.	LCA LIMITED COMMON ARE	NA AREA TESTE: Tent 200 MONA & FOLEY, CLERK
			REF: JCC C	ASE NO. S-19-0085
	ALTH OF	·	BUINDADA I INE A	ADJUSTMENT BETWEEN Project Contacts: SJB .
	Sald By Com	5248 Olde Towne Road, Suite 1		LUFE AT KINGSMILL ON THE JAMES
	S SAMUEL J. BIKKERS	5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fay: (757) 220-8994	DADOEL D 200 KINGO	AND

Description



Hampton Roads | Central Virginia | Middle Peninsula ROBERTS DISTRICT

PARCEL R-2C2, KINGSMILL RESORT SUBDIVISION FOR

ESCALANTE KINGSMILL DEVELOPMENT, LLC JAMES CITY COUNTY VIRGINIA

