

190018458

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. 5031400013 (LOT 13)

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. 5031400014 (LOT 14A)

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 #170009895 AND 170009894, RESPECTIVELY. A DEED OF CORRECTION DATED AUGUST 23, 2017, CONVEYED BY ESCALANTE KINGSMILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ESCALANTE KINGSMILL DEVELOPMENT, LLC, 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 #170017682.

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.

BY: [Signature] 11/18/2019
ESCALANTE KINGSMILL DEVELOPMENT, LLC DATE
PRINTED NAME: ROBERT C. SIMA
TITLE: V.P.

CERTIFICATE OF NOTARIZATION

STATE OF Texas
CITY/COUNTY OF Tarrant
I, Jan L Hulise 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 18 DAY OF November, 2019 JH
MY COMMISSION EXPIRES 3/27/20
[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 126462228

TRUSTEE'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.

BY: [Signature] 12/5/19
LAWYERS TYLE REALTY SERVICES, INC., A VIRGINIA CORPORATION DATE
FOR TUNA MILL, LLC
PRINTED NAME: Lisa K Tully
TITLE: Vice President

CERTIFICATE OF NOTARIZATION

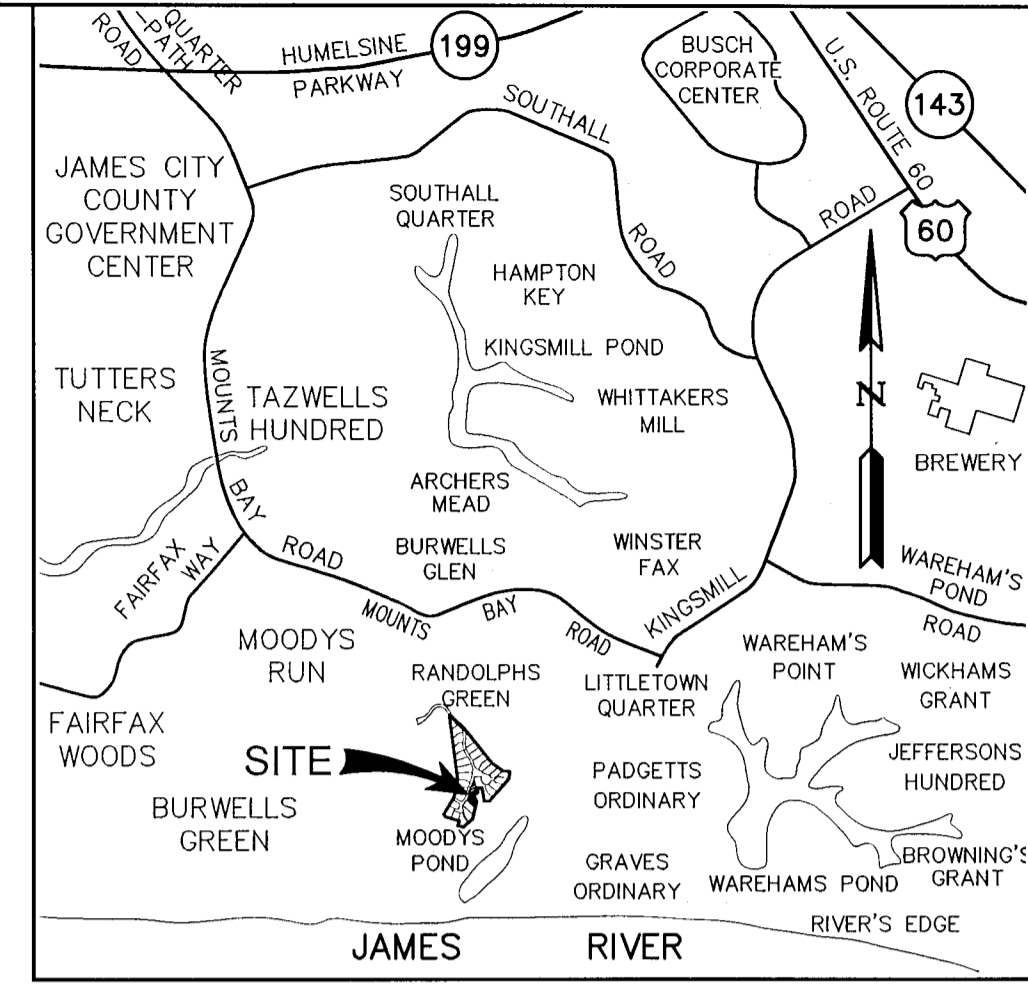
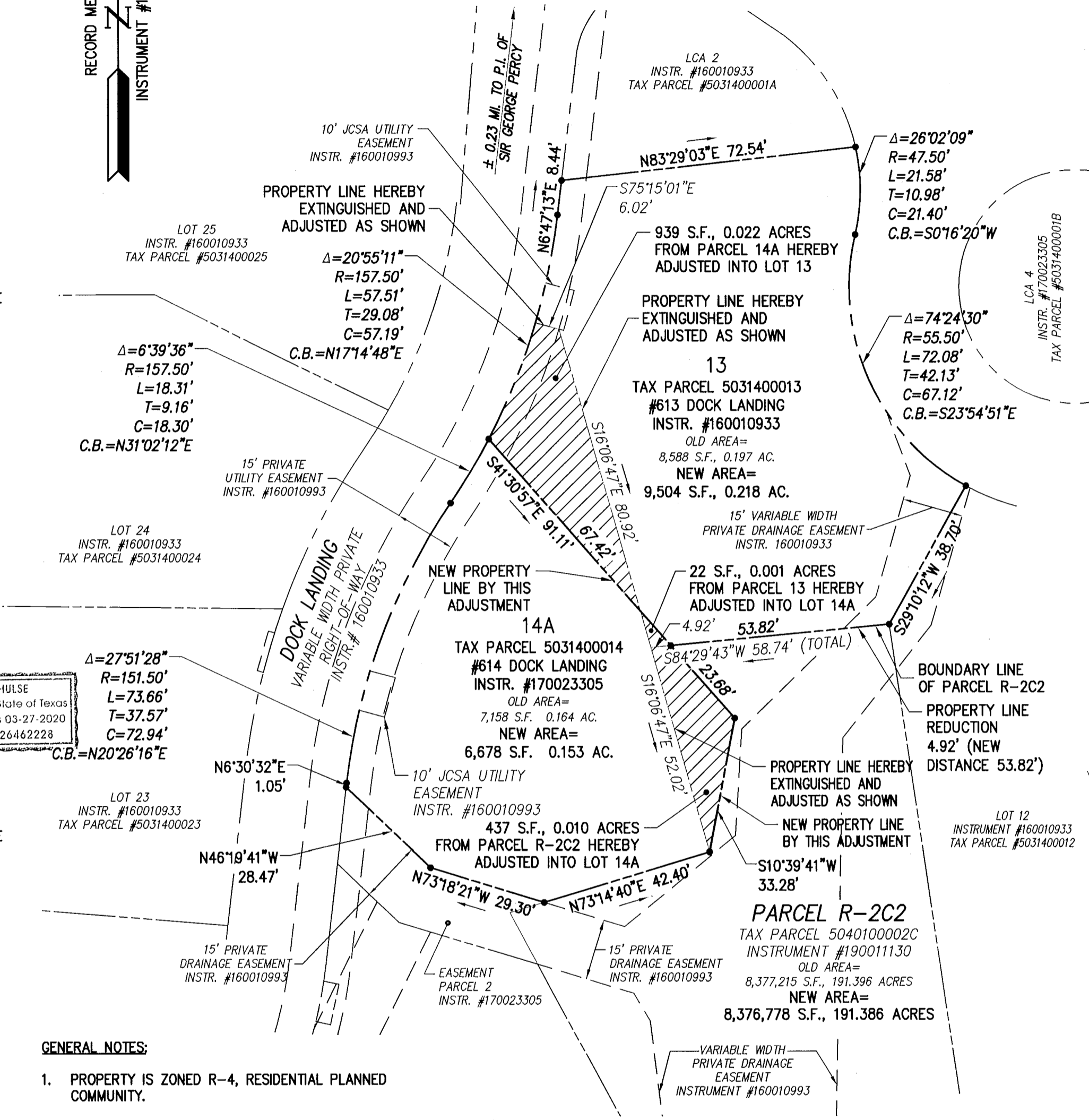
STATE OF VIRGINIA
CITY/COUNTY OF Henrico
I, Deborah T. Robinson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

Table with 4 columns: Rev., Date, Description, Revised By.

CERTIFICATE OF APPROVAL

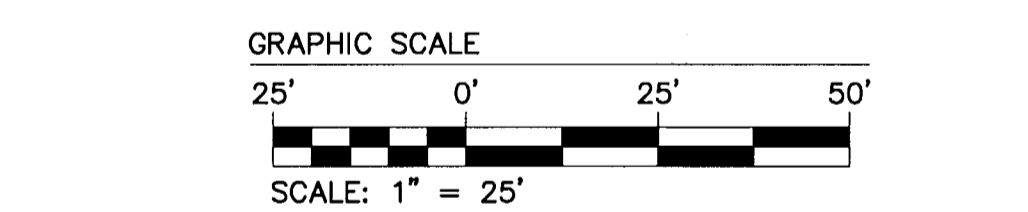
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Lode 12/11/19
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE



VICINITY MAP
SCALE: 1"=2000'
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.

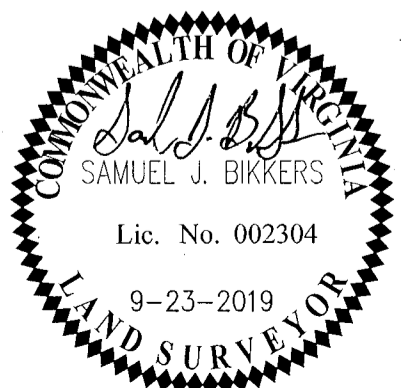
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
[Signature]
SAMUEL J. BIKKERS, L.S.
9-23-2019 DATE



- GENERAL NOTES:
1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL 5031400013 AND 5031400014.
3. THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0206D EFFECTIVE DATE 12/16/15.
4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

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
--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
o IRF IRON ROD FOUND
o IRS IRON ROD SET
RPA RESOURCE PROTECTION AREA
LCA LIMITED COMMON AREA



BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 13 & 14A, 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: 9-23-2019
Sheet Number: 1 OF 1

REF: JCC CASE NO. S-19-0085