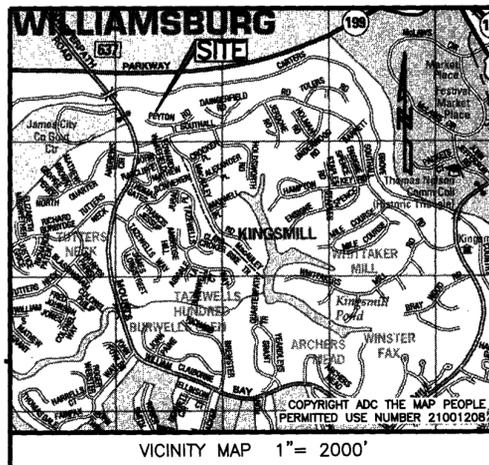


202215737



BOUNDARY LINE ADJUSTMENT
BETWEEN
LOT 154, SOUTHALL QUARTER, SECTION II
& COUNTRY ROAD WEST PARCEL
KINGSMILL DEVELOPMENT
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 05/13/2022 JOB #21-182



205 Bulifants Blvd., Suite F, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2
JCC-S-21-0067

OWNERS CERTIFICATE: (COUNTRY ROAD WEST PARCEL)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 154, SOUTHALL QUARTER, SECTION II & COUNTRY ROAD WEST PARCEL IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

OWNER:
ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: ESCALANTE GOLF LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

ROBERT C. SILVA
NAME PRINTED
[Signature] DATE 9/12/2022
SIGNATURE TITLE VP

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS
COUNTY OF Tarrant
BEFORE ME, Tifini Lozano, ON THIS DAY PERSONALLY
APPEARED Robert Silva, KNOWN TO ME OR PROVED TO ME ON THE OATH OF
OR THROUGH _____ TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

(SEAL)
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF September, 2021.
[Signature]
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS

LENDER:
FIRST HORIZON BANK

BY: DAVID C. GORDLEY
NAME PRINTED
[Signature] DATE 7/22/2022
SIGNATURE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS Florida
COUNTY OF Collier
BEFORE ME, Karie Patz, ON THIS DAY PERSONALLY
APPEARED David Gordley, KNOWN TO ME OR PROVED TO ME ON THE OATH OF
OR THROUGH _____ TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

(SEAL)
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF July, 2022.
[Signature]
(NOTARY'S SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS Florida

2 Large/Small Plat(s) Recorded
Herewith as # 202215737

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

05/13/2022 DATE
[Signature] MATTHEW H. CONNOLLY, L.S. 2053



OWNERS CERTIFICATE: (LOT 154)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 154, SOUTHALL QUARTER, SECTION II & COUNTRY ROAD WEST PARCEL IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

[Signature] DATE 9/16/2022
WILLIAM L. BRAUER
[Signature] DATE 9/16/2022
MICHELLE C. BRAUER

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Williamsburg, Mary G. Jackson, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 16th DAY OF September, 2022.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/2024
NOTARY REGISTRATION NO. 150753

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM L. BRAUER AND MICHELLE C. BRAUER TO WILLIAM L. BRAUER AND MICHELLE C. BRAUER, TRUSTEES, UNDER THE BRAUER LIVING TRUST BY DEED DATED FEBRUARY 21, 2020, AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #200003473.

TRUSTEE FOR LENDER:

TRACY BRYAN HORSTKAMP, ESQUIRE
FIRST HORIZON BANK

BY: Tracy Bryan Horstkamp DATE 8.5.22
NAME PRINTED
[Signature] DATE 8.5.22
SIGNATURE TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Loudoun, Sara R. Hunter, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 5th DAY OF August, 2022.

[Signature] NOTARY PUBLIC
MY COMMISSION EXPIRES June 30 2025
NOTARY REGISTRATION NO. 7947651

CERTIFICATE OF APPROVAL

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

20 Oct 2022 DATE
[Signature] SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON P.B. 34, PG. 11.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0206D DATED 12/16/2015.
- 7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. A 7.5' PRIVATE DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED, EXISTS PARALLEL TO AND ALONG ALL PROPERTY LINE SHOWN HEREON. (PER P.B. 34, PG. 11)
- 12. EASEMENTS DENOTED AS JCSA UTILITY 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.

PROPERTY INFORMATION

LOT 154
OWNER:
WILLIAM L. BRAUER, TRS. & MICHELLE C. BRAUER, TRS.
INST. #200003473
ADDRESS:
#104 PEYTON ROAD
WILLIAMSBURG, VIRGINIA 23185
PARCEL ID: 5010300154
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)
LOT 188
OWNER:
ESCALANTE KINGSMILL DEVELOPMENT, LLC
INST. #170017682
ADDRESS:
#1000 CARTER'S GROVE COUNTRY ROAD
WILLIAMSBURG, VIRGINIA 23185
PART OF PARCEL ID: 513010002
ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

STATE OF VIRGINIA, JAMES CITY COUNTY

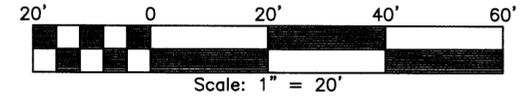
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2nd DAY OF November, 2022.
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:57 am
INSTRUMENT # 202215737
TESTE MONA A. FOLEY, CLERK

202215737

BOUNDARY LINE ADJUSTMENT
 BETWEEN
LOT 154, SOUTHALL QUARTER, SECTION II
& COUNTRY ROAD WEST PARCEL
 KINGSMILL DEVELOPMENT
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA
 DATE: 05/13/2022 JOB #21-182

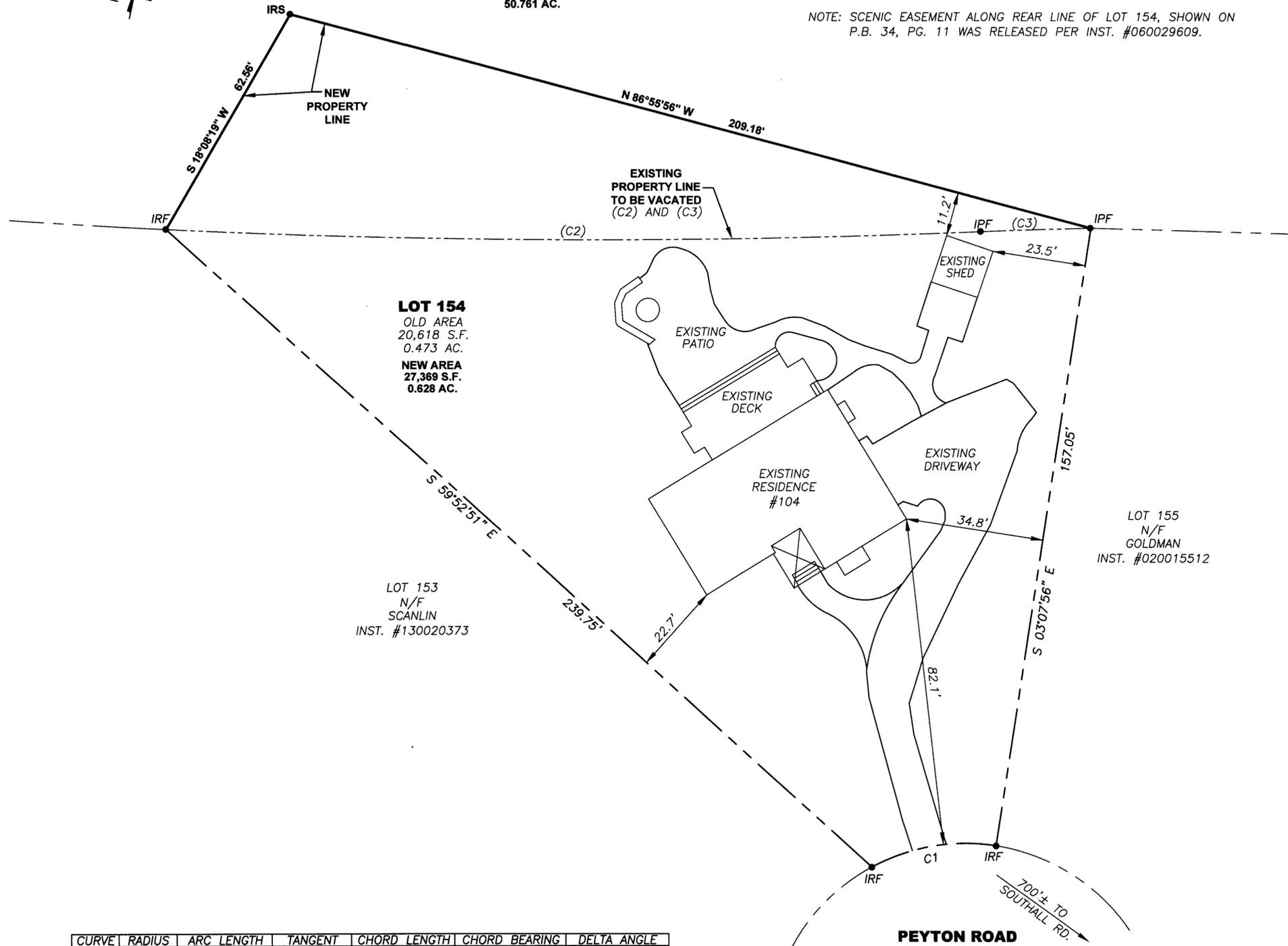
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 Engineering & Surveying Consultants
 205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 2 OF 2
JCC-S-21-0067



COUNTRY ROAD WEST PARCEL
 INST. #130014474 (PLAT)
 OLD AREA
 50.916 AC.
 NEW AREA
 50.761 AC.

NOTE: SCENIC EASEMENT ALONG REAR LINE OF LOT 154, SHOWN ON P.B. 34, PG. 11 WAS RELEASED PER INST. #060029609.



LOT 154
 OLD AREA
 20,618 S.F.
 0.473 AC.
 NEW AREA
 27,369 S.F.
 0.628 AC.

LOT 153
 N/F
 SCANLIN
 INST. #130020373

LOT 155
 N/F
 GOLDMAN
 INST. #020015512

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	32.36'	16.77'	31.80'	S 68°19'41" W	37°05'05"
C2	2186.39'	205.49'	102.82'	205.41'	N 78°19'07" E	5°23'06"
C3	1321.58'	28.00'	14.00'	28.00'	S 76°13'59" W	1°12'50"

2 (Large/Small Plat(s) Recorded
 herewith as # 202215737

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 November 2, 2022
 at 10:57 AM, PG. 2
 Document # 202215737
 MONA A. FOLEY, CLERK
 Mon A. Foley, Clerk

PEYTON ROAD
 (50' PRIVATE R/W)