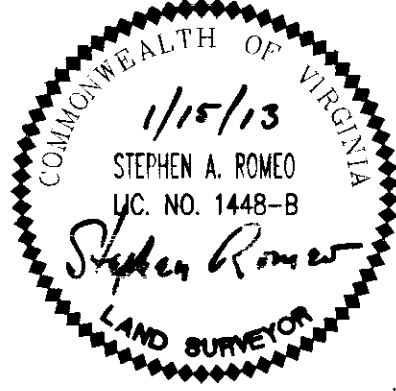


13 0004299

SURVEYOR'S 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.



CERTIFICATE OF SOURCE OF TITLE FOR XANTERRA KINGSMILL, LLC:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BUSCH PROPERTIES, INC., A DELAWARE CORPORATION TO XANTERRA KINGSMILL, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED DATED 7/29/10 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY (THE CLERK'S OFFICE) BY DOCUMENT NUMBER 100015441 AND CORRECTION DEED RE-RECORDED IN CLERK'S OFFICE BY DOCUMENT NUMBER 100017762

OWNER'S CERTIFICATE:

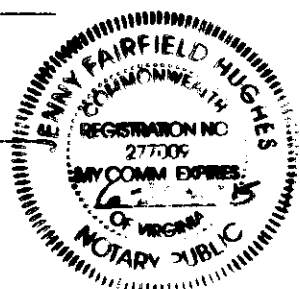
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

XANTERRA KINGSMILL, LLC

BY: [Signature] 1/15/13
SIGNATURE DATE
Robin D. Carson General Manager
NAME (PRINTED) TITLE

CERTIFICATE OF NOTARIZATION:

STATE OF Virginia
CITY/COUNTY OF James City
Jenny Fairfield Hughes 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 NAME THIS 15th DAY OF January, 2013. MY COMMISSION EXPIRES 6-3-2013
Jenny Fairfield Hughes
(SIGNATURE)



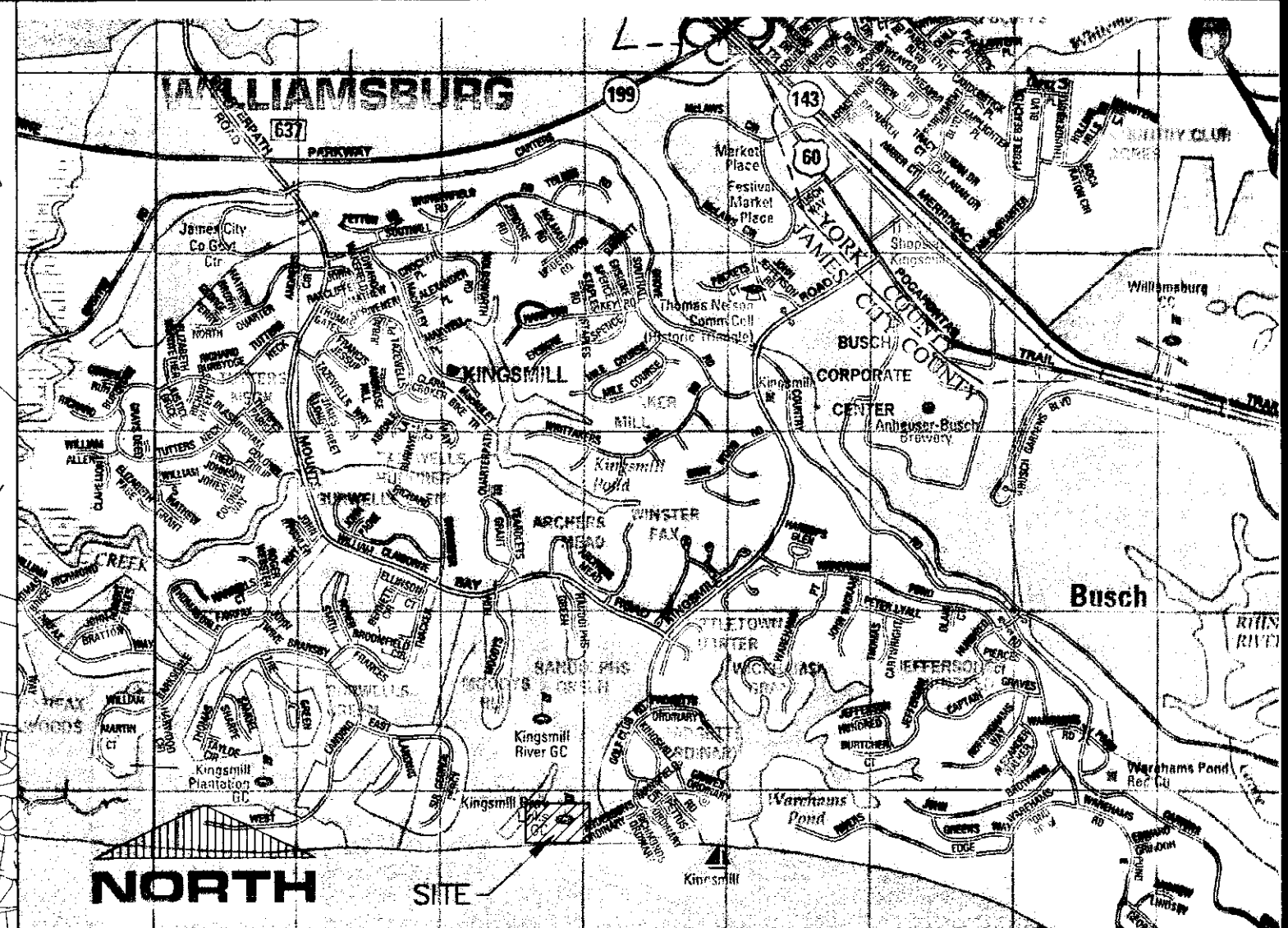
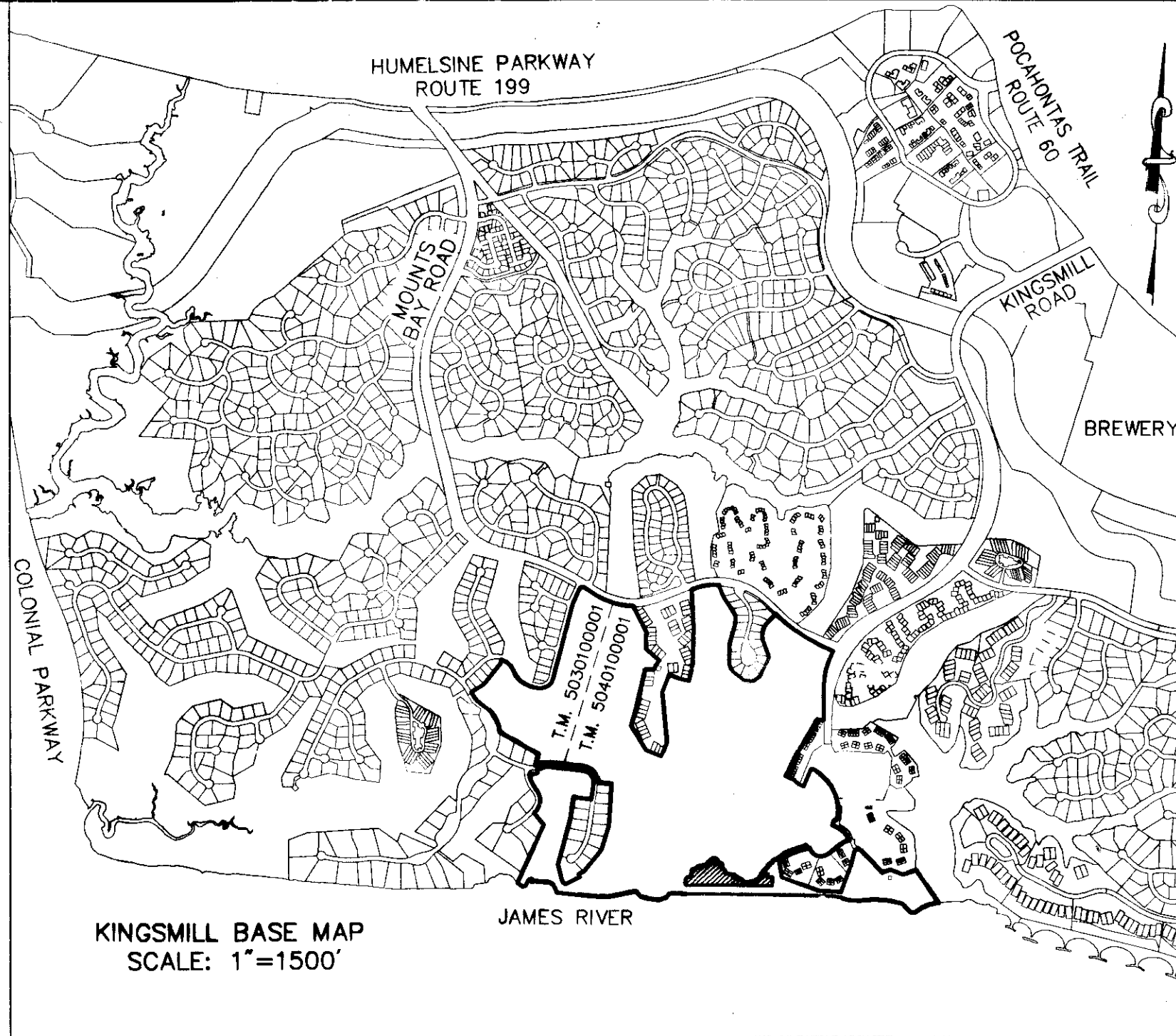
CERTIFICATE OF APPROVAL:

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

[Signature] 2-8-13
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

**STATE OF VIRGINIA
JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND JAMES CITY COUNTY, THIS 11 DAY OF February, 2013, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS. 03:06 PM INSTRUMENT NO. 130004299
TESTE: [Signature] Deputy Clerk



COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20907170
VICINITY MAP: 1" = 2000'

NOTES:

- THIS PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THIS PROPERTY REPRESENTS A PORTION OF JAMES CITY COUNTY TAX PARCEL 5040100001
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, AND ZONE AE ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANELS NO. 51095C0210C, DATED SEPT. 28, 2007.
- THIS SITE IS SERVED BY PUBLIC WATER (INST. NO. 120016580) AND PUBLIC SEWER (D.B. 387 PG. 511).
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 331
N 3613317.2819
E 12015904.0110
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
- NEW MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- WETLANDS AND LANDS WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- RESOURCE PROTECTION LINE (RPA) AS SHOWN HEREON WAS ESTABLISHED FROM FIELD SURVEY LOCATION OF MEAN HIGH WATER PERFORMED BY VANASSE HANGEN BRUSTLIN DURING JULY 2011.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE FOLLOWING REFERENCES WERE USED IN PREPARATION OF THIS PLAT:
P.B. 37, PG. 43 P.B. 38, PG. 16
P.B. 39, PG. 89 P.B. 41, PGS. 77-78
P.B. 48, PGS. 17-57 P.B. 49, PGS. 37-38
P.B. 51, PG. 28 P.B. 51, PG. 69
P.B. 56, PGS. 83-84 INST. NO. 040028842
INST. NO. 100014944 JCC CASE #: SP-0096-2011

- METES AND BOUNDS PER RECORD AND BASED ON BEST FIT GRID FROM 2010 FIELD SURVEY. BEST FIT GRID DIFFERS FROM NAD 83 VA SOUTH GRID BY 29" COUNTER CLOCK WISE. COORDINATES SHOWN REFERENCED TO NAD 83 SOUTH GRID.
- THIS PLAT IS BASED UPON 2010 FIELD SURVEY BY LANDMARK DESIGN GROUP, NOW VANASSE HANGEN BRUSTLIN, INC. AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE APPLICABLE REGULATIONS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD FOR ARCHITECTS, ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS.
- RPA SIGNS SHOWN HEREON ARE TO BE INSTALLED BY SUBDIVIDER WITHIN 6 MONTHS OF RECORDATION OF THIS PLAT PER SECTION 23-7 OF THE JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE.

AREA SUMMARY EXISTING PARCEL		
PARCEL R-2	206.25± AC.	AS SHOWN ON INST. NO. 100014944
PUMP STATION	0.0509 AC.	AS SHOWN ON INST. NO. 100014944
PARCEL R-2 (RESIDUE)	206.20± AC.	
AREA SUMMARY NEW PARCEL		
PARCEL R-2A	2.9892 AC.	
PARCEL R-2 (RESIDUE)	203.21± AC.	

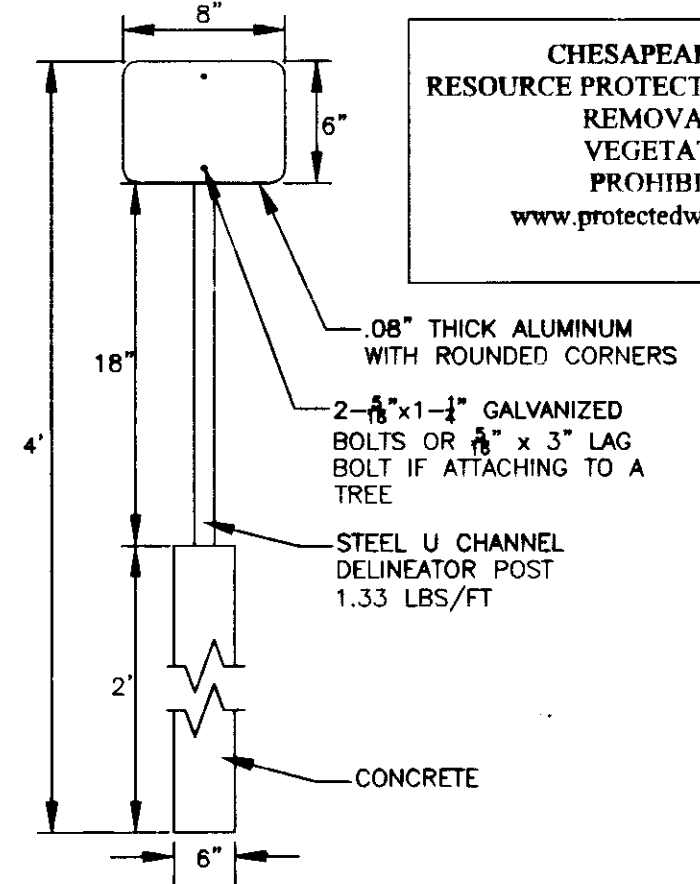
**COTTAGES ON THE JAMES
PARCEL R-2A
BEING A SUBDIVISION OF
TAX PARCEL 5040100001
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 1 OF 2
DATE: 1/15/13 SCALE: AS NOTED**



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

2 Large/Small Plat(s) Recorded
herewith as # 130004299

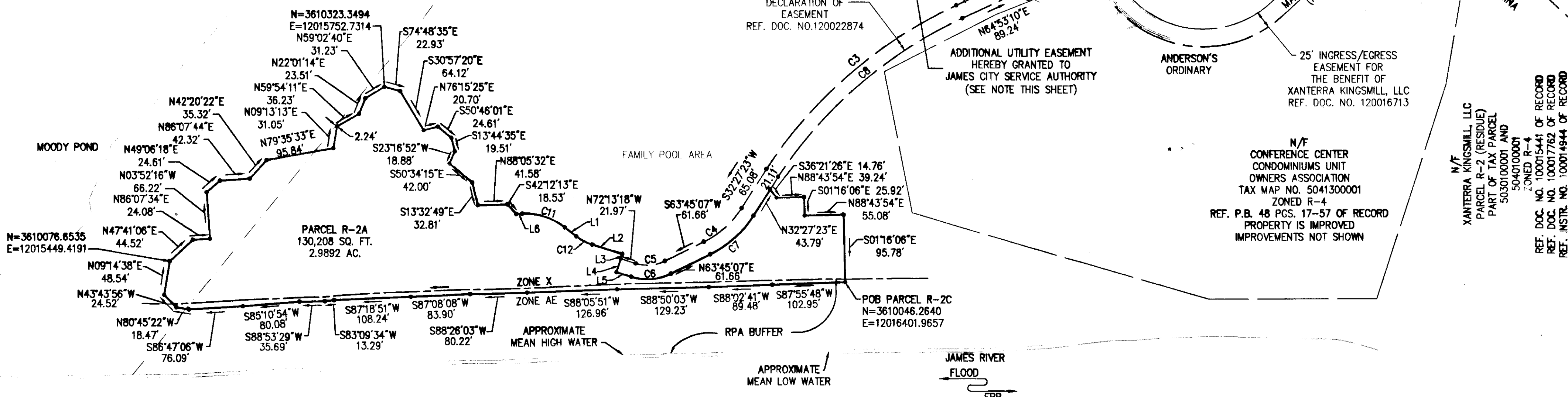
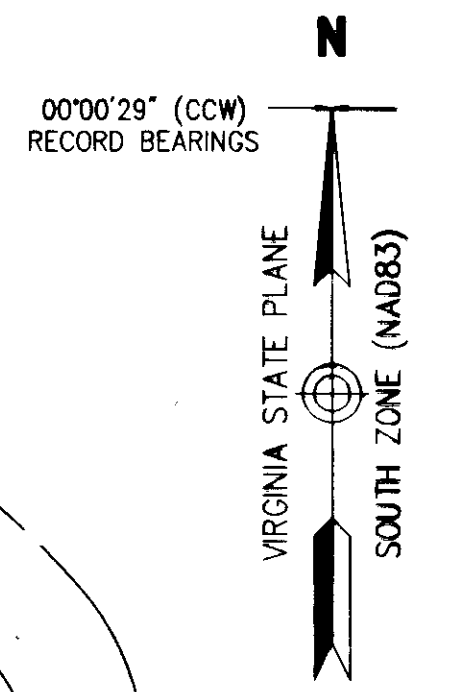
CHESAPEAKE BAY
RESOURCE PROTECTION AREA (RPA)
REMOVAL OF
VEGETATION
PROHIBITED
www.protectedwithpride.org



JAMES CITY COUNTY
RPA/CONSERVATION EASEMENT SIGN
INSTALLATION GUIDELINES
(8 INCHES X 6 INCHES)
NOT TO SCALE

N/F
XANTERRA KINGSMILL, LLC
PARCEL R-2 (RESIDUE)
PART OF TAX PARCEL
5030100001 AND
5040100001
ZONED R-4
REF. DOC. NO. 100015441 OF RECORD
REF. DOC. NO. 100017762 OF RECORD
REF. INSTR. NO. 100014944 OF RECORD
OLD AREA=206.20± AC.
NEW AREA=203.21± AC.

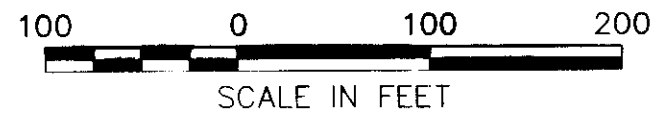
NOTE: EASEMENTS DENOTED AS "JCSA UTILITY
EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES
CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE
THESE EASEMENTS WITH THE EXCEPTION OF
PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN
AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND
THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT
BE HELD RESPONSIBLE FOR ANY DAMAGE TO
IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.



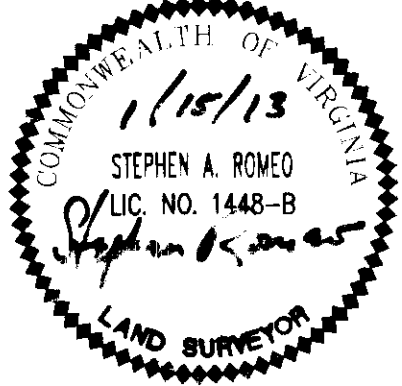
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	29.32'	25.00'	16.61'	27.66'	S38°14'08"W	67°11'07"
C2	42.41'	350.00'	21.23'	42.38'	S68°21'26"W	6°56'32"
C3	358.90'	654.64'	184.08'	354.42'	S49°10'49"W	31°24'41"
C4	72.10'	132.00'	36.97'	71.21'	S48°06'15"W	31°17'44"
C5	42.26'	55.00'	22.24'	41.23'	S85°45'54"W	44°01'35"
C6	57.63'	75.00'	30.32'	56.22'	N85°45'54"E	44°01'35"
C7	83.02'	152.00'	42.58'	82.00'	N48°06'15"E	31°17'44"
C8	347.76'	634.64'	178.36'	343.42'	N49°11'18"E	31°23'44"
C9	39.98'	330.00'	20.02'	39.96'	N68°21'26"E	6°56'32"
C10	20.12'	12.50'	13.00'	18.02'	S62°03'33"E	92°13'32"
C11	64.45'	91.50'	33.62'	63.12'	S71°52'24"E	40°21'18"
C12	25.79'	72.00'	13.04'	25.66'	S61°57'32"E	20°31'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.25'	S51°41'45"E
L2	44.31'	S72°13'18"E
L3	6.92'	S17°46'42"W
L4	20.00'	S17°46'42"W
L5	21.97'	S72°13'18"E
L6	8.62'	N87°56'57"E
L7	59.84'	N71°49'42"E

2. Large Format Plat(s) Recorded
with as # 130004299



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
February 11 2013
at 3:02 PM, PG
Document # 130004299
BETSY B. WOOLRIDGE, CLERK
Patricia N. ..., Dep. Clerk



**COTTAGES ON THE JAMES
PARCEL R-2A
BEING A SUBDIVISION OF
TAX PARCEL 5040100001
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA
SHEET 2 OF 2
DATE: 1/15/13 SCALE: 1"=100'**



Vanessa Hangan Brustin, Inc.
Transportation, Land Development, Environmental Services
351 McLennan Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544