

130022751

CERTIFICATION OF SOURCE OF TITLE

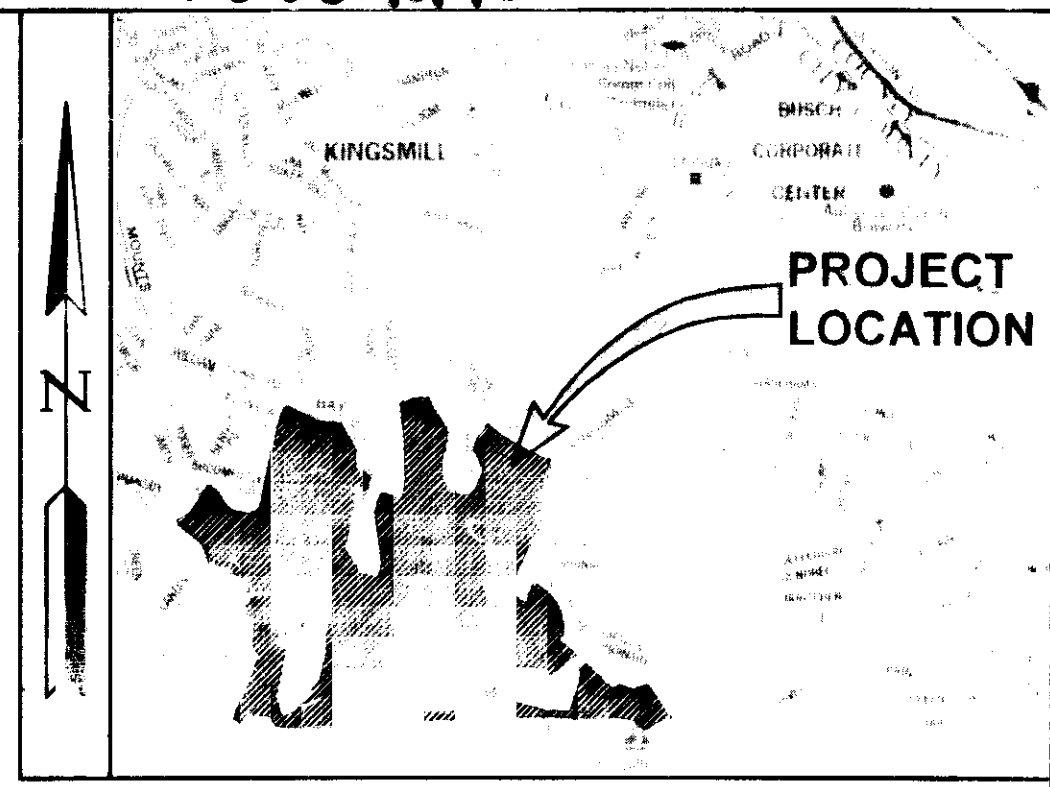
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF XANTERRA KINGSMILL, LLC AND WAS ACQUIRED FROM BUSCH PROPERTIES INC. BY DEED DATED JULY 29, 2010, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT # 100015441 AND CORRECTION DEED RE-RECORDED AS INSTRUMENT # 100017762.

REFERENCE

INSTRUMENT # 100014944 - BOUNDARY PLAT, PARCEL R-2
 INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15, KINGSMILL ROAD
 INSTRUMENT # 100014989 - BOUNDARY PLAT, PARCEL R-16, MOUNTS BAY ROAD

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
PUMP STATION	2,216	0.051
PARCEL R-2A	130,208	2.989
PARCEL R-2B	192,650	4.423
PARCEL R-2C	8,308,077	190.727
PARCEL R-2D	351,253	8.064
TOTAL AREA SUBDIVIDED	8,984,404	206.254



VICINITY MAP
SCALE 1"=2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL R-2B AND PARCEL R-2C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

[Signature] 9-9-13
 NAME: GRIFFIN TAYLOR DATE:
 TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF COLORADO
 CITY/COUNTY OF ARAPAHOE

I, LISA K. CELANIA, 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 9th DAY OF SEPTEMBER, 2013

MY COMMISSION EXPIRES JUNE 1, 2015

[Signature]
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: 20034013503

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.

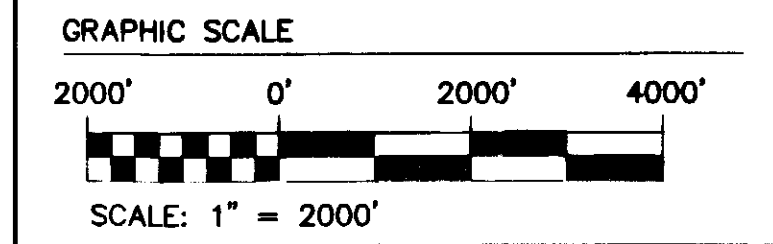
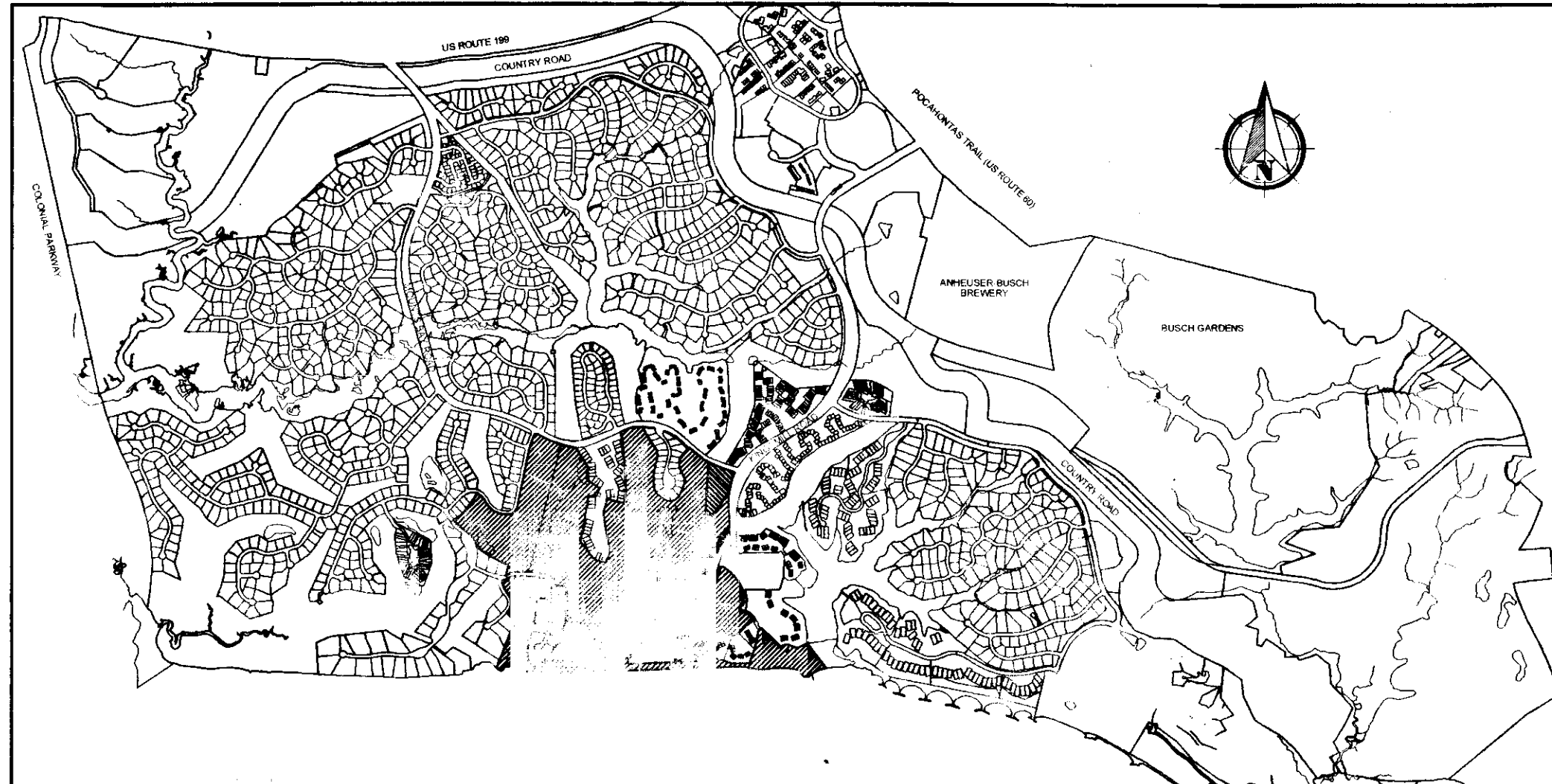
[Signature] 9/13/2013
 ROBERT D. MANN, L.S. #002509 DATE

CERTIFICATE OF APPROVAL

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

N/A
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

[Signature] 9/23/13
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT, THIS 2ND DAY OF October, 2013
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 2:53 AM/PM

INSTRUMENT # 130022751
 TESTE *[Signature]*
 BETSY B. WOOLRIDGE, CLERK

10 Large/Small Plat(s) Recorded herewith as # 130022751

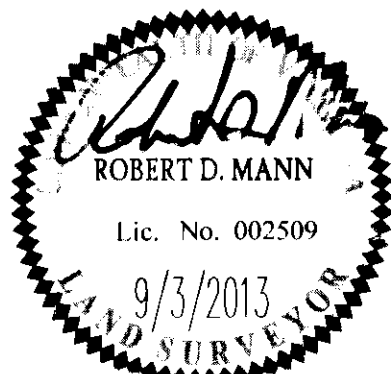
GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- LOT IS SERVED BY PUBLIC WATER AND SEWER.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THIS PLAT IS BASED UPON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- THE PROPERTY SHOWN HEREON IS A PORTION OF TAX MAP PARCEL NO. 5030100001 AND 5040100001.
- PROPERTY LIES IN ZONES; 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AE (BFE=7.5), SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION (BFE) DETERMINED, AS SHOWN ON MAP NUMBER 51095C0210C OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE SEPTEMBER 28, 2007.
 "ZONE ___" = FEMA FLOOD ZONE
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JCSA 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 THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- ALL STREETS SHOWN ON THIS PLAT ARE PRIVATE RIGHT-OF-WAYS THAT SHALL NOT BE MAINTAINED BY THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
- PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.

GENERAL NOTES (CONTINUED)

- TO ASSURE AN APPEARANCE AND CONDITION WHICH IS CONSISTENT WITH THE PURPOSE OF THE RESIDENTIAL PLANNED COMMUNITY DISTRICT, R-4, OUTDOOR SIGNS ON THE PROPERTIES WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THE ZONING ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- LIMITS OF RPA SHOWN HEREON ARE TAKEN FROM CURRENT AVAILABLE GIS INFORMATION. A SITE SPECIFIC WETLANDS DELINEATION WILL BE REQUIRED PRIOR TO ANY FUTURE DEVELOPMENT ACTIVITY.

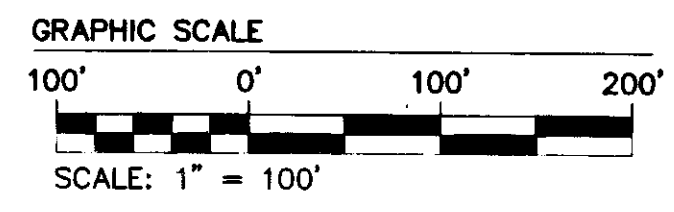
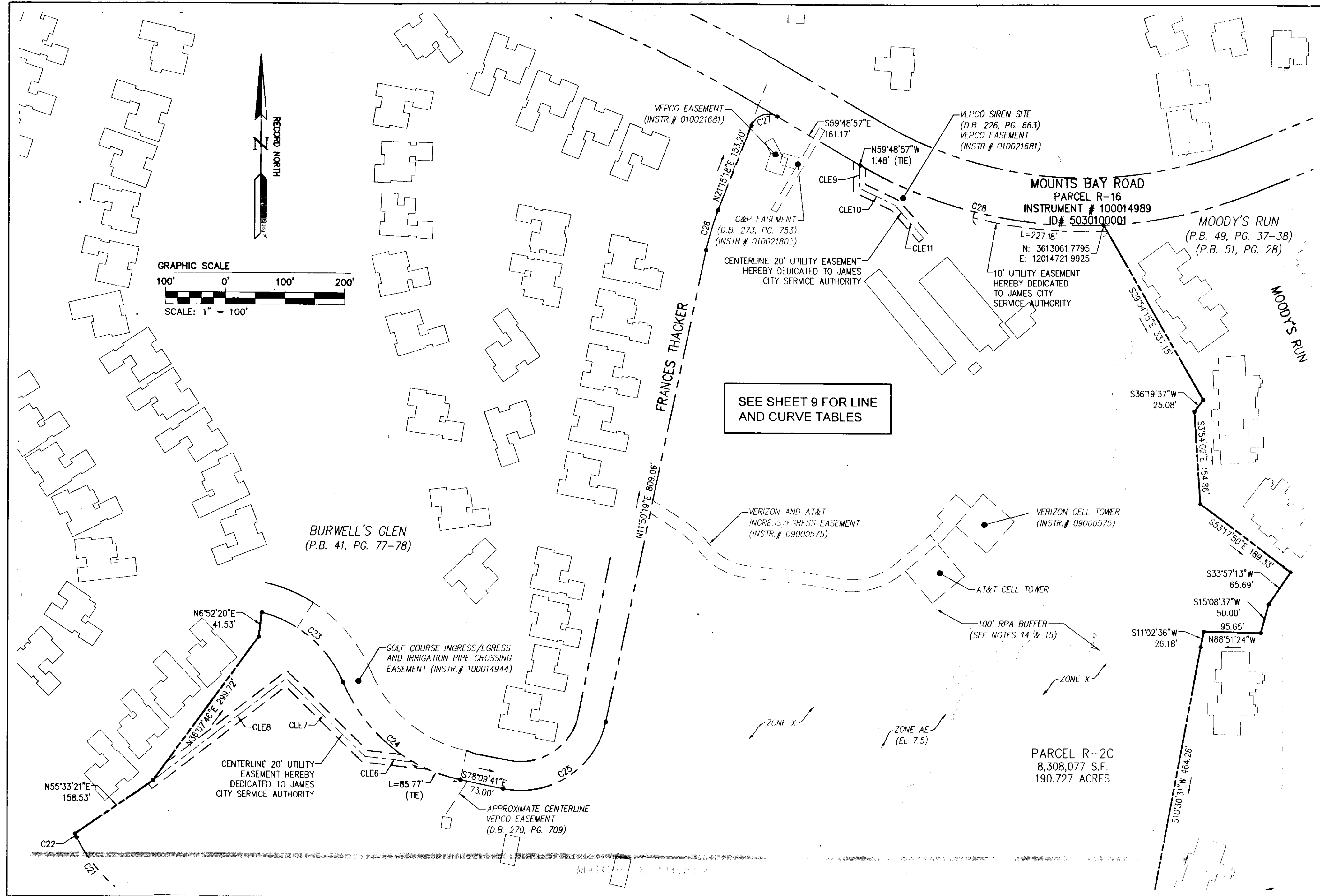
Rev	Date	Description	Revised By
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA



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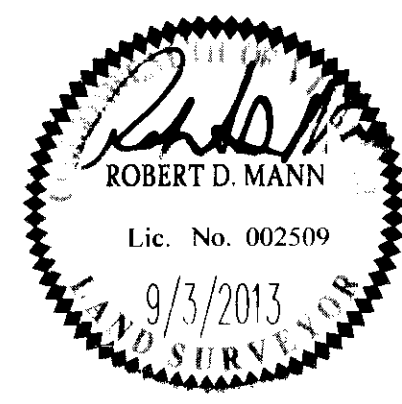
COMPOSITE PLAT OF SUBDIVISION
 PARCEL R-2
 KINGSMILL RESORT
 PROPERTY OF
XANTERRA KINGSMILL, LLC
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753-40
Scale	Date
1"=100'	01/29/13
Sheet Number	
1	



SEE SHEET 9 FOR LINE AND CURVE TABLES

City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 2 October, 2013 at 12:53 AM/PM, PG. — Document # 130022751 BETSY B. WOOLRIDGE, CLERK <i>Patricia Morales</i> , Dep. Clerk		
2	9/3/13 REVISED AS PER COMMENT LETTERS	
1	7/11/13 REVISED AS PER COMMENT LETTERS	
Rev	Date	Revised
		JCA



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10 Large (Small) Plat(s) Recorded
herewith as #130022751

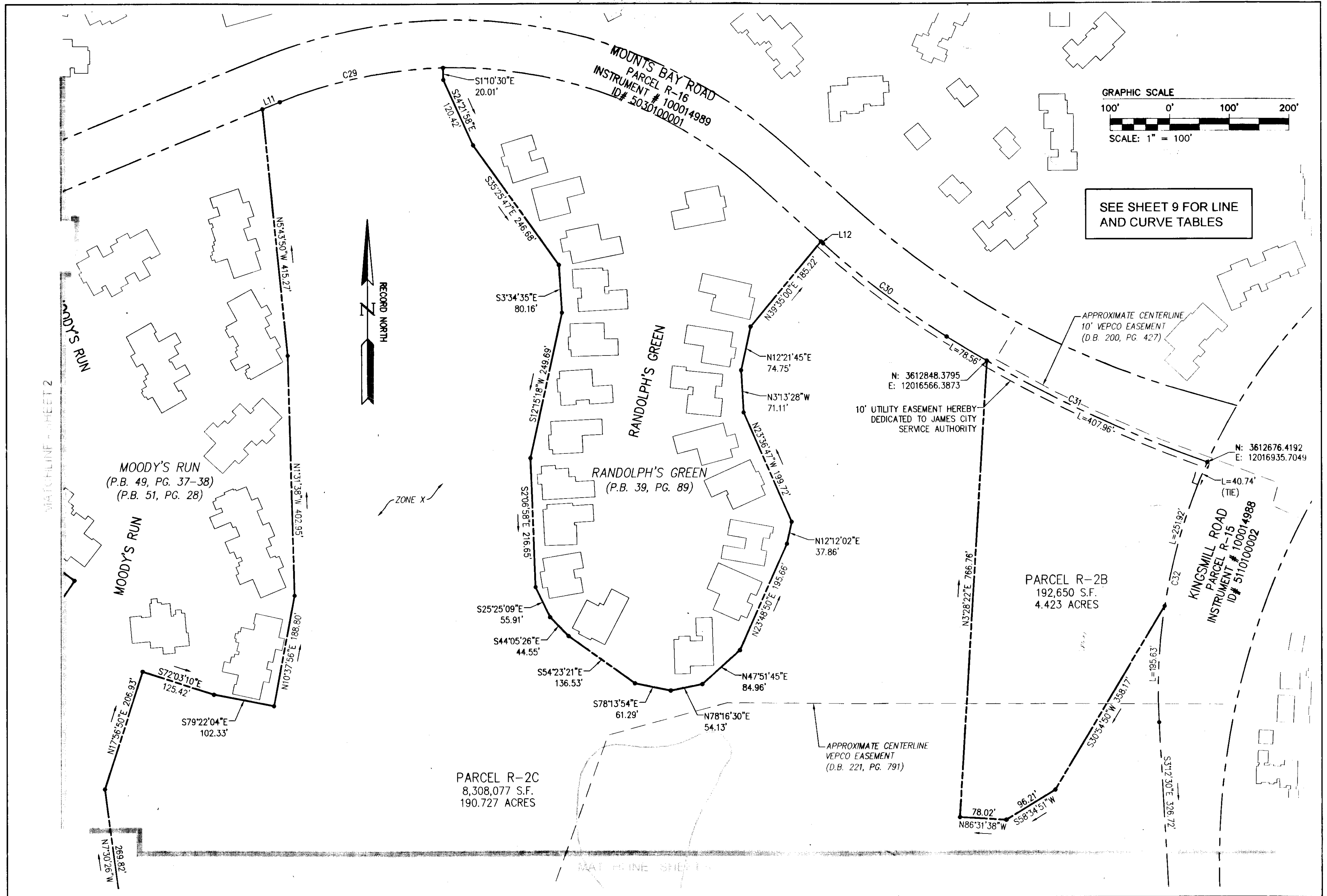
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Chesapeake, Virginia 23320
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COMPOSITE PLAT OF SUBDIVISION
PARCEL R-2
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

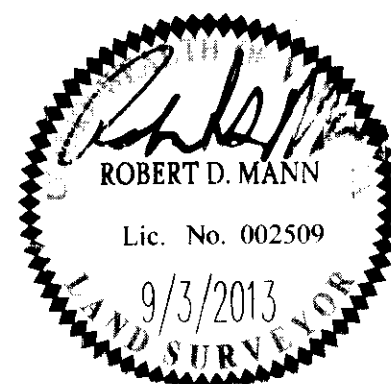
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RJM
Project Number:	775341
Scale:	1"=100'
Date:	01/29/13
Sheet Number:	2

130022751



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at 12:53 PM , PG. —			
Document # 130022751			
BETSY B. WOOLRIDGE, CLERK			
<i>Robert D. Mann</i> , Dep. Clerk			
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA
Rev	Date	Description	Revised



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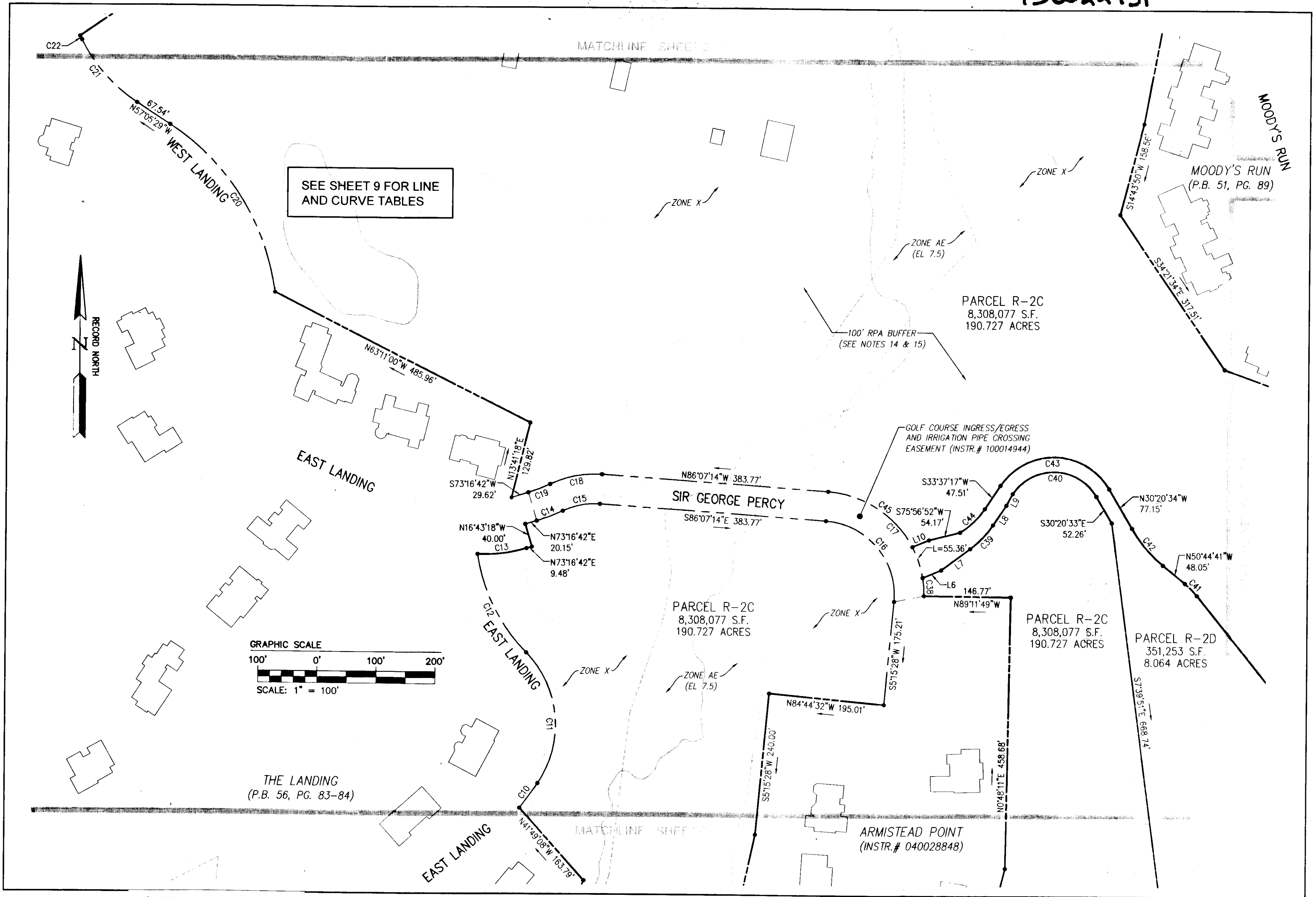
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COMPOSITE PLAT OF SUBDIVISION
PARCEL R-2
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

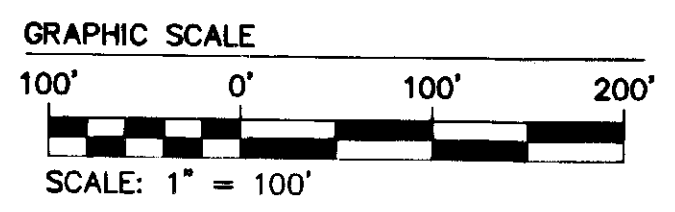
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	775346
Scale	Date
1"=100'	01/29/13
Sheet Number	
3	

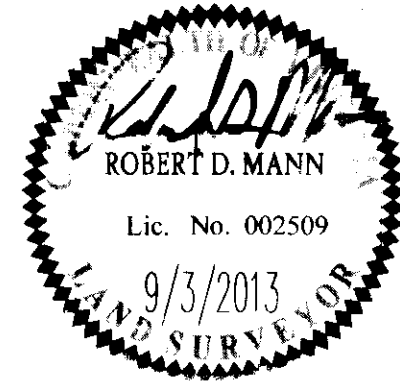
130022751



SEE SHEET 9 FOR LINE AND CURVE TABLES



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BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Dep. Clerk			
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1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA



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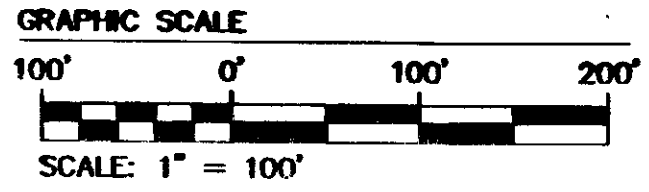
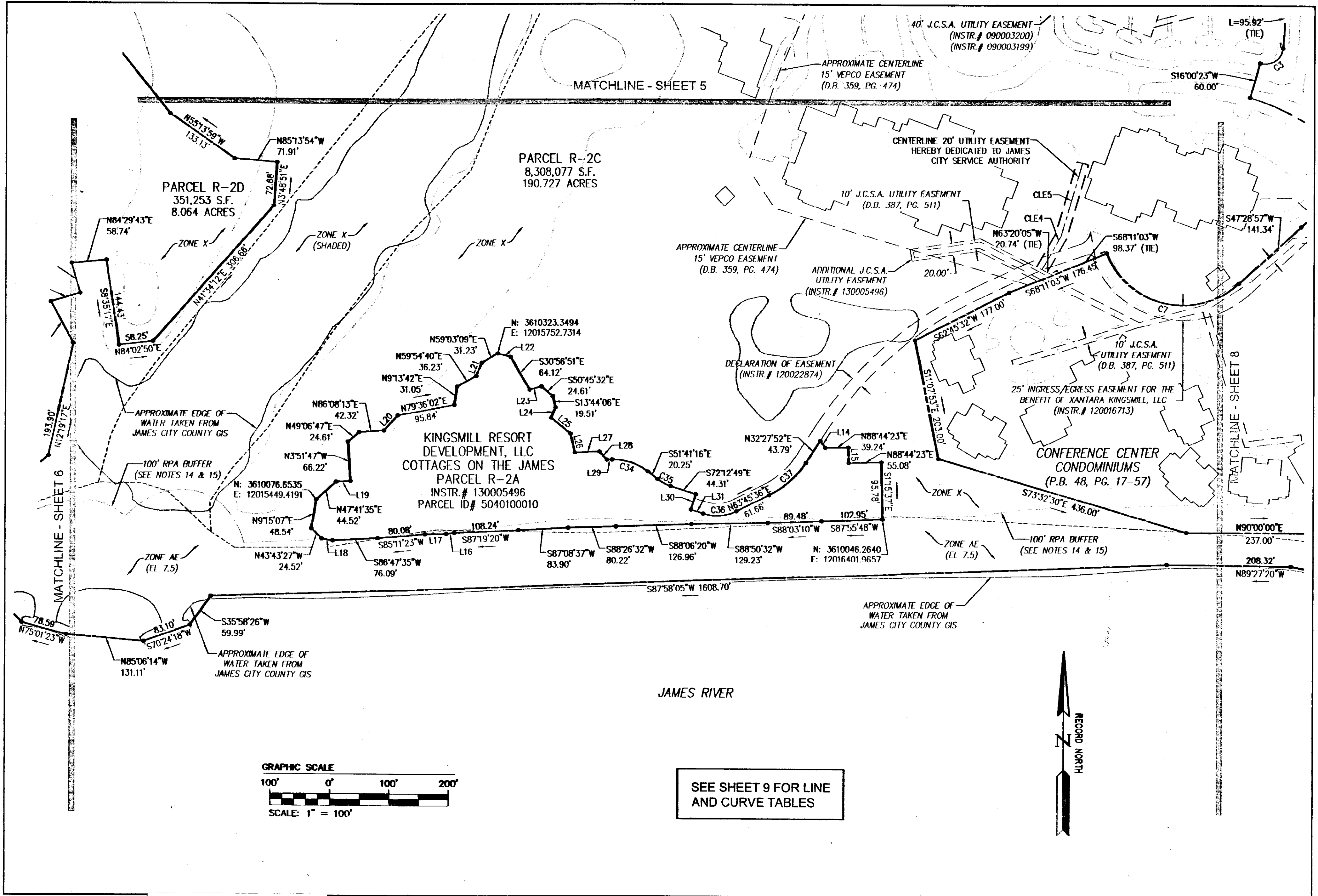
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COMPOSITE PLAT OF SUBDIVISION
PARCEL R-2
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts		RDM
Project Number		7753-4U
Scale	Date	
1"=100'	01/29/13	
Sheet Number		
4		

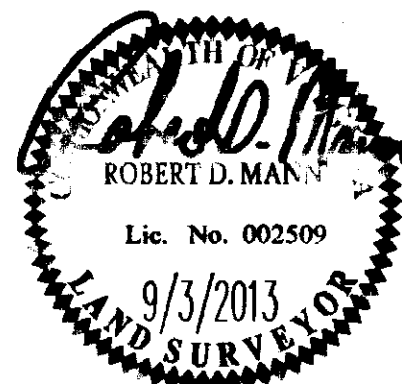


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Rev.	Date	Description	Revised

City of Williamsburg & County of James City
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 Document # **130022751**
 BETSY B. WOOLRIDGE, CLERK
Paul Wainwright, Dep. Clerk



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COMPOSITE PLAT OF SUBDIVISION
 PARCEL R-2
 KINGSMILL RESORT
 PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-40
Scale:	1"=100'
Date:	01/28/13
Sheet Number	7

130022751

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	108°59'44"	30.00'	57.07'	42.06'	48.85'	N73°30'05"E
C2	58°09'21"	515.00'	522.73'	286.39'	500.58'	S22°55'08"E
C3	99°50'51"	30.00'	52.28'	35.66'	45.91'	S56°04'58"W
C4	32°49'55"	370.00'	212.02'	109.01'	209.13'	S57°34'32"E
C5	32°15'18"	80.30'	45.21'	23.22'	44.61'	S25°01'55"E
C6	23°32'18"	311.00'	127.77'	64.80'	126.87'	S59°29'50"W
C7	110°42'16"	139.00'	268.57'	201.13'	228.70'	N77°10'06"W
C8	1°51'44"	1970.00'	64.03'	32.02'	64.03'	S47°37'24"E
C9	3°52'03"	2030.00'	137.03'	68.54'	137.00'	S46°37'15"E
C10	4°04'49"	725.00'	51.63'	25.83'	51.62'	N36°01'22"E
C11	78°40'07"	175.00'	240.28'	143.41'	221.85'	N5°21'06"W
C12	36°04'05"	300.00'	188.85'	97.67'	185.75'	N26°39'07"W
C13	19°26'31"	247.13'	83.86'	42.34'	83.46'	N82°59'58"E
C14	8°58'42"	300.00'	47.01'	23.55'	46.96'	N68°47'21"E
C15	29°34'42"	125.00'	64.53'	33.00'	63.82'	N79°05'21"E
C16	91°22'48"	125.00'	199.36'	128.05'	178.89'	S40°25'50"E
C17	86°38'12"	175.00'	264.62'	165.02'	240.12'	N42°48'08"W
C18	29°34'40"	175.00'	90.34'	46.20'	89.34'	S79°05'24"W
C19	8°58'38"	250.00'	39.17'	19.63'	39.13'	S68°47'23"W
C20	49°23'05"	400.00'	344.77'	183.91'	334.20'	N32°23'57"W
C21	30°44'39"	265.94'	142.70'	73.11'	140.99'	N41°43'07"W
C22	0°46'41"	525.00'	7.13'	3.57'	7.13'	N26°44'08"W
C23	53°27'35"	200.00'	186.61'	100.72'	179.91'	S49°28'29"E
C24	55°24'59"	275.00'	265.98'	144.43'	255.73'	S50°27'11"E
C25	90°00'00"	145.00'	227.77'	145.00'	205.06'	N56°50'19"E

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C26	9°25'00"	425.00'	69.85'	35.00'	69.77'	N16°32'48"E
C27	98°55'49"	30.00'	51.80'	35.08'	45.60'	N70°43'07"E
C28	32°34'35"	750.03'	426.44'	219.16'	420.72'	S76°06'14"E
C29	21°06'07"	763.02'	281.02'	142.12'	279.43'	N78°16'25"E
C30	10°00'00"	1487.00'	259.53'	130.10'	259.20'	S52°46'27"E
C31	10°28'49"	2230.30'	407.96'	204.55'	407.39'	S65°01'57"E
C32	27°34'21"	930.01'	447.55'	228.20'	443.24'	S10°34'41"W
C33	27°35'11"	104.99'	50.55'	25.78'	50.06'	N87°53'43"E
C34	40°21'27"	91.50'	64.45'	33.63'	63.13'	S71°51'51"E
C35	20°31'23"	72.00'	25.79'	13.03'	25.65'	S61°56'58"E
C36	44°01'34"	75.00'	57.63'	30.32'	56.22'	N85°46'28"E
C37	31°17'39"	152.00'	83.02'	42.57'	81.99'	N48°06'46"E
C38	10°03'33"	175.00'	30.72'	15.40'	30.68'	N4°30'49"W
C39	19°42'29"	162.50'	55.90'	28.23'	55.62'	N43°28'32"E
C40	116°02'08"	83.50'	169.11'	133.72'	141.65'	S88°21'39"E
C41	11°46'11"	140.50'	28.86'	14.48'	28.81'	N44°51'35"W
C42	20°24'06"	232.50'	82.79'	41.84'	82.35'	N40°32'38"W
C43	116°02'08"	108.50'	219.74'	173.76'	184.06'	N88°21'39"W
C44	24°18'27"	137.50'	58.33'	29.61'	57.90'	S45°46'31"W
C45	58°27'10"	175.00'	178.53'	97.91'	170.89'	N56°53'39"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°18'28"E	60.00'
L2	N17°30'05"E	51.22'
L3	S72°29'58"E	50.00'
L4	S17°30'02"W	32.55'
L5	S74°06'09"W	3.40'
L6	N67°29'51"E	33.67'
L7	N53°19'47"E	61.02'
L8	N33°37'17"E	40.28'
L9	N28°31'21"E	22.52'
L10	S67°29'51"W	30.09'
L11	N67°43'22"E	31.59'
L12	S47°46'27"E	5.00'

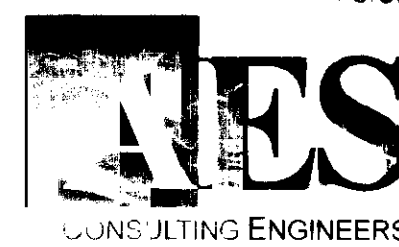
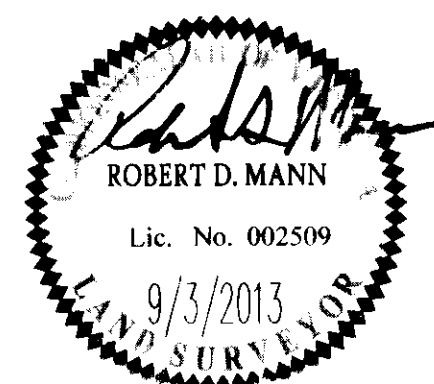
LINE TABLE		
LINE	BEARING	LENGTH
L13	S71°01'07"E	50.00'
L14	S36°20'57"E	14.76'
L15	S1°15'37"E	25.92'
L16	S83°10'03"W	13.29'
L17	S88°53'58"W	35.69'
L18	N80°44'53"W	18.47'
L19	N86°08'03"E	24.08'
L20	N42°20'51"E	35.32'
L21	N22°01'43"E	23.51'
L22	S74°48'06"E	22.93'
L23	N76°15'54"E	20.70'
L24	S23°17'21"W	18.88'

LINE TABLE		
LINE	BEARING	LENGTH
L25	S50°33'46"E	42.00'
L26	S13°32'20"E	32.81'
L27	N88°06'01"E	41.58'
L28	S42°11'44"E	18.53'
L29	N87°57'26"E	8.62'
L30	S17°47'11"W	26.92'
L31	S72°12'49"E	21.97'

EASEMENT CENTERLINE TABLE		
LINE	BEARING	LENGTH
CLE1	S26°43'39"W	237.47'
CLE2	S86°21'19"W	31.06'
CLE3	S75°21'43"W	188.46'
CLE4	N29°45'50"E	64.43'
CLE5	N16°31'12"E	127.82'
CLE6	N84°05'03"W	80.69'
CLE7	N45°36'46"W	185.50'
CLE8	S52°19'06"W	281.07'
CLE9	S0°00'00"E	38.90'
CLE10	S64°15'33"E	66.74'
CLE11	S40°41'45"E	72.93'

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BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk



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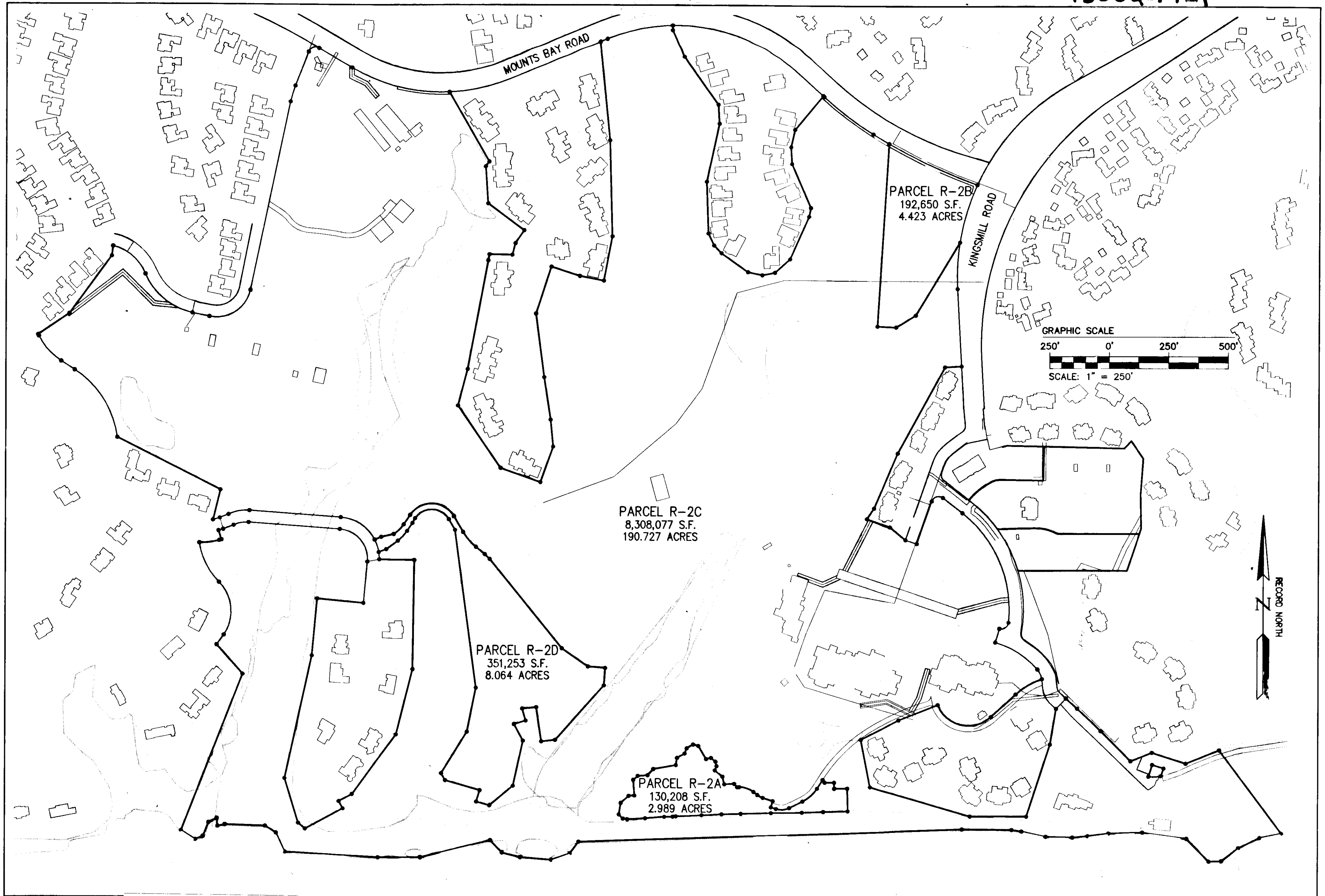
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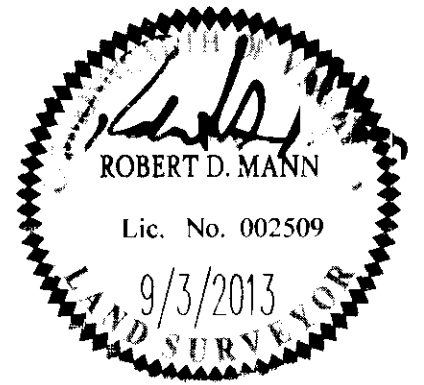
COMPOSITE PLAT OF SUBDIVISION
 PARCEL R-2
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 PROPERTY OF
XANTERRA KINGSMILL, LLC
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

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Sheet Number:	9

130022751



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 2 October, 2013 at <u>12:53</u> AM/PM, PG. <u> </u> Document # <u>130022751</u> BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> , Dep. Clerk			
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	5/8/13	REVISED AS PER COMMENT LETTERS	JCA



AES
CONSULTING ENGINEERS

10 Large (Small) Plat(s) Recorded
herewith as #130022751

1317 Executive Blvd, Suite 150
Chesapeake, Virginia 23320
Phone: (757) 410-7436
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

EXHIBIT OF SUBDIVISION
PARCEL R-2
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753.40
Scale	Date
1"=250'	05/08/13
Sheet Number	
10	