

130022752

CERTIFICATION OF SOURCE OF TITLE

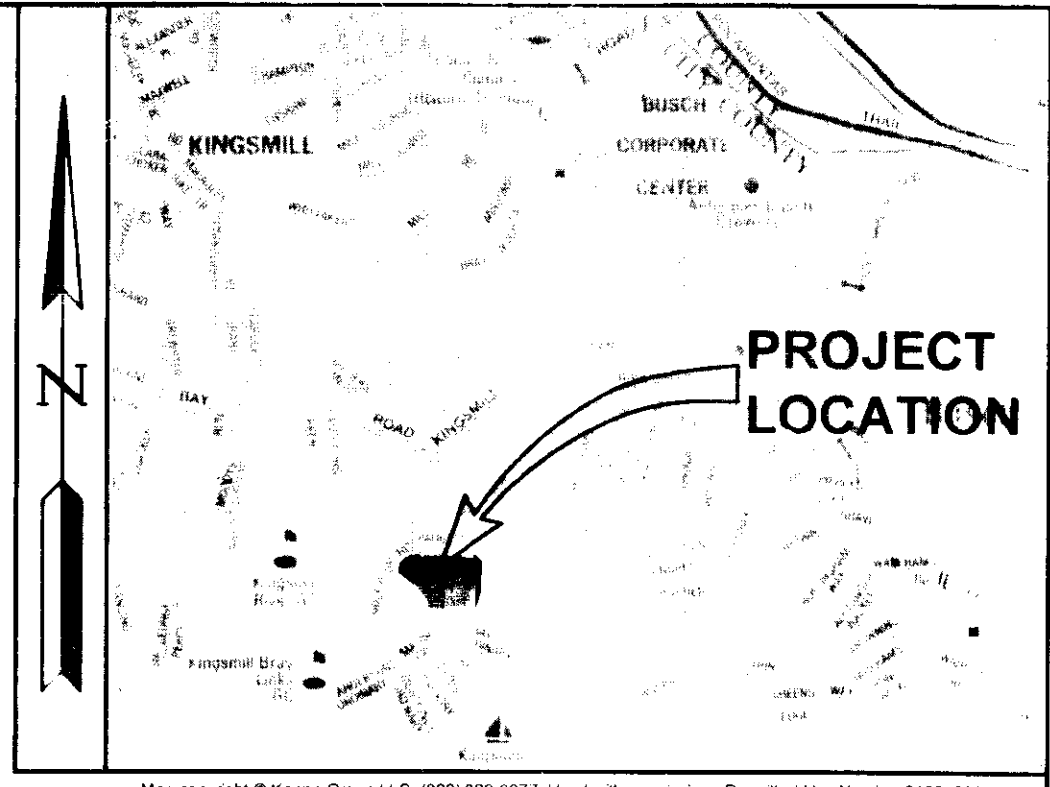
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF XANTERRA KINGSMILL, LLC AND WAS ACQUIRED FROM BUSCH PROPERTIES INC. BY DEED DATED JULY 29, 2010, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT # 100015441 AND CORRECTION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

REFERENCE

INSTRUMENT # 100014987 - BOUNDARY PLAT, PARCEL R-13  
INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
PARCEL R-13A	67,160	1.542
PARCEL R-13B	84,656	1.943
PARCEL R-13C	200,761	4.609
TOTAL AREA SUBDIVIDED	352,578	8.094



OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCELS R-13A, R-13B, AND R-13C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

Robert P Taylor 9-9-13  
 NAME: ROBERT P TAYLOR DATE:  
 TITLE: V.P. PRESIDENT

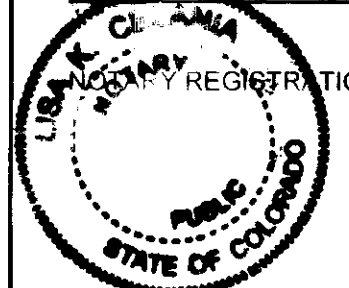
CERTIFICATE OF NOTARIZATION

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 9<sup>th</sup> DAY OF SEPTEMBER 2013  
MY COMMISSION EXPIRES JUNE 1, 2015

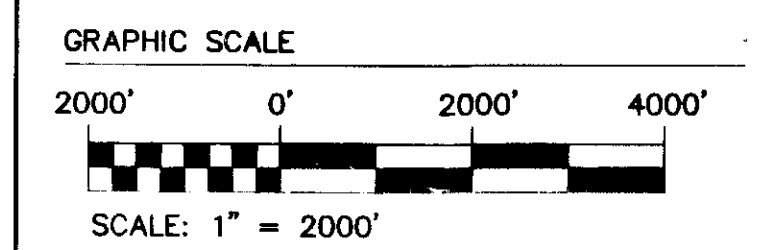
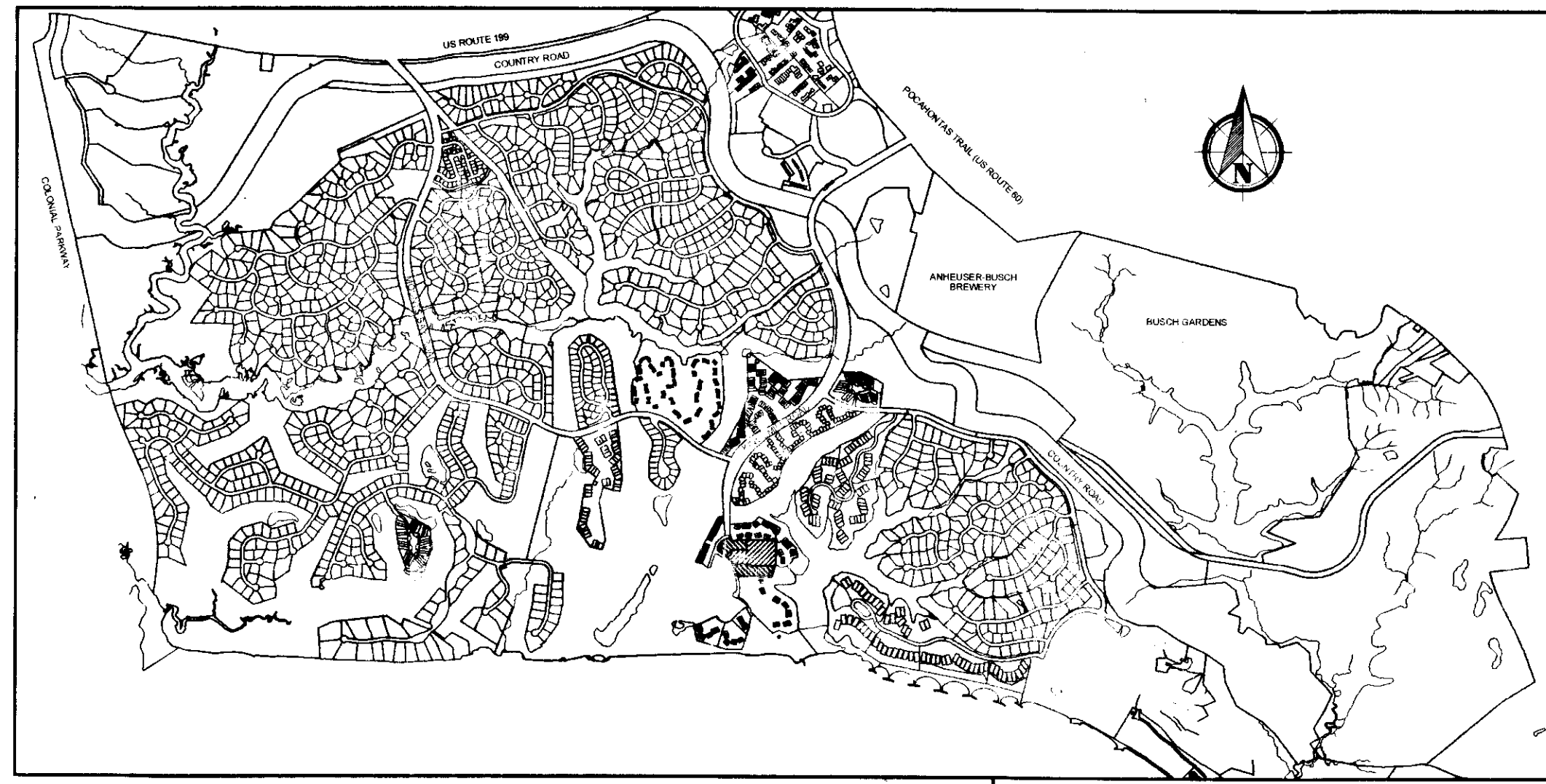
Lisa K Celania  
NOTARY PUBLIC



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.

Robert D Mann 9/3/2013  
ROBERT D MANN, L.S. #002509 DATE



GENERAL NOTES

- PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
- ALL LOTS ARE 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. 5040100001.
- PROPERTY LIES IN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP NUMBER 51095C0210C OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE SEPTEMBER 28, 2007.
- 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).
- MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF THE COUNTY CODE. SUBSEQUENT TO COMPLETION OF ALL IMPROVEMENTS, BUT PRIOR TO FINAL RELEASE OF SURETY FOR SUBDIVISION OR ANY PART THEREOF, THE SUBDIVIDER SHALL PROVIDE TO THE AGENT A SURVEYOR'S CERTIFICATE THAT THE MONUMENTS AS SHOWN ON THE RECORD PLAT HAVE BEEN INSTALLED, WERE PROPERLY SET, ARE PROPERLY ALIGNED, AND ARE UNDAMAGED. THE PROVISION OF THE CERTIFICATION SHALL BE WITHIN SIX MONTHS OF PLAT APPROVAL, UNLESS OTHERWISE ARRANGED IN ADVANCE, IN WRITING, WITH THE AGENT.
- PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.

CERTIFICATE OF APPROVAL

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

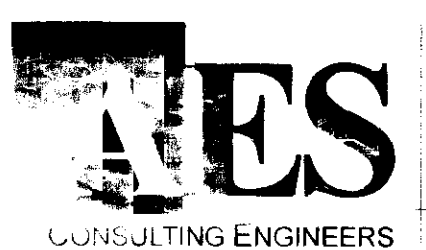
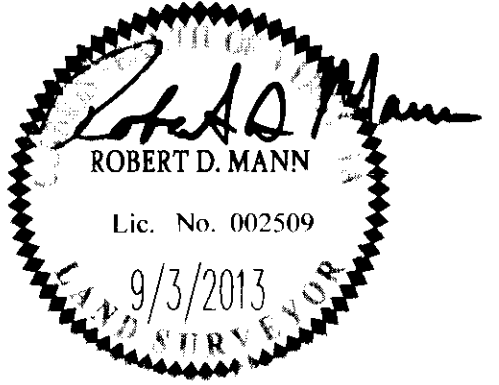
Christie Allen 9-16-13  
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE

STATE OF VIRGINIA  
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 2<sup>ND</sup> DAY OF October, 2013  
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 12:57 PM

INSTRUMENT # 130022752  
TESTE: Betsy B Woolridge deputy clerk  
BETSY B WOOLRIDGE, CLERK

2 Large/Small Plat(s) Recorded herewith as # 130022752

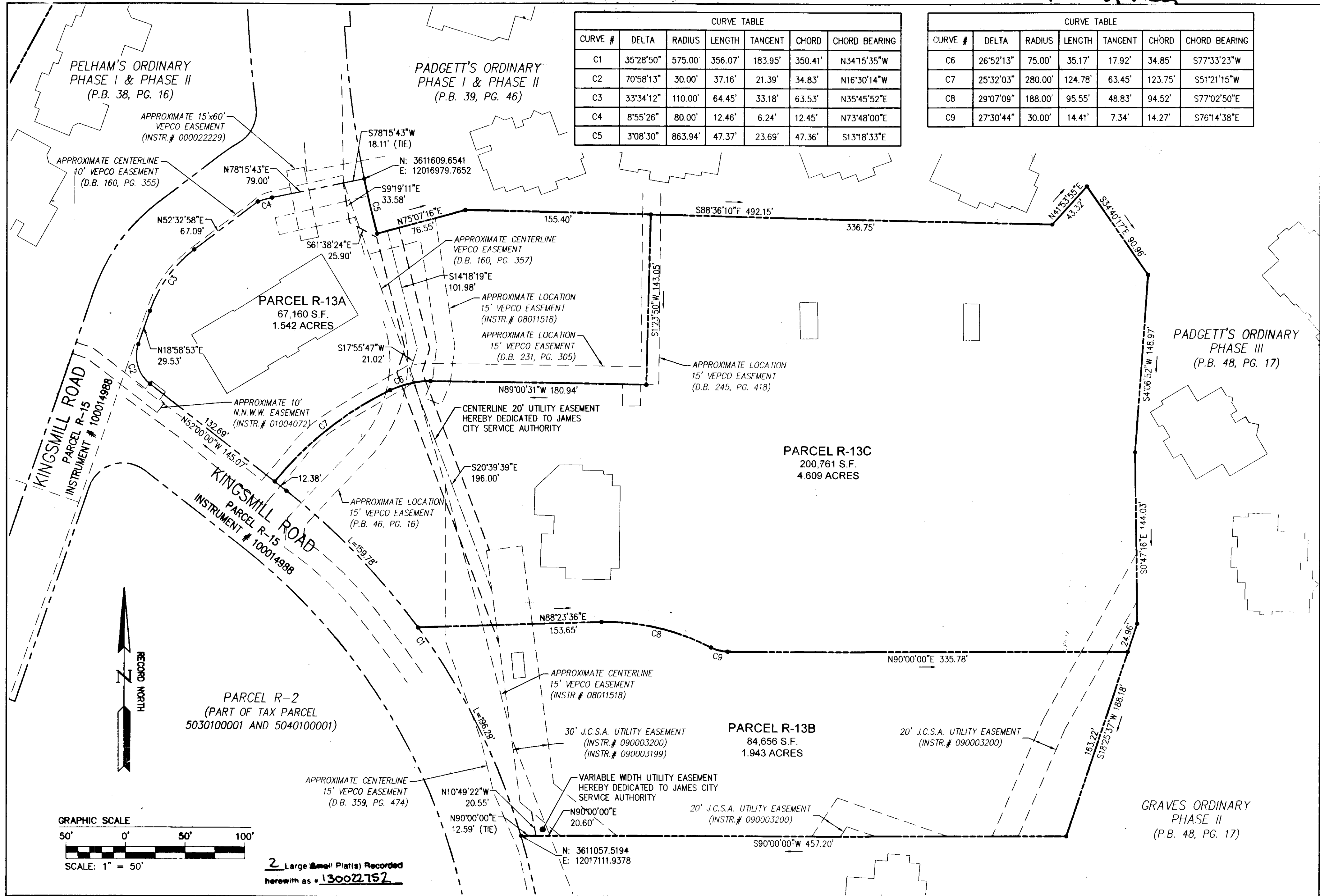
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA
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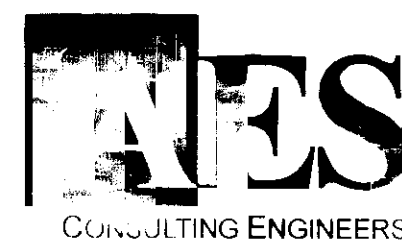
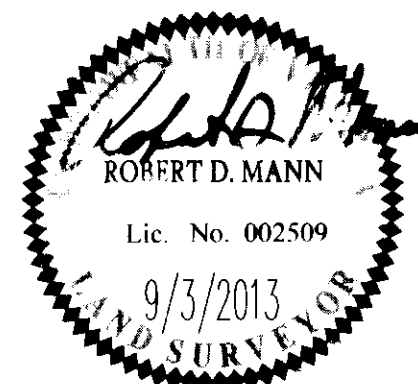
1317 Executive Blvd, Suite 150  
Chesapeake, Virginia 23320  
Phone: (757) 416-1936  
www.aesva.com

COMPOSITE PLAT OF SUBDIVISION  
 PARCEL R-13  
 KINGSMILL RESORT  
 PROPERTY OF  
**XANTERRA KINGSMILL, LLC**  
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	775340
Scale	Date
AS NOTED	01/29/13
Sheet Number	1



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <b>2 October, 2013</b> at <b>12:57</b> A.M./P.M., PB PG Document # <b>130022752</b> BETSY B. WOOLRIDGE, CLERK <i>Betsy Woolridge</i> Dep. Clerk			
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA
Rev	Date	Description	Revised



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

Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT OF SUBDIVISION  
PARCEL R-13  
KINGSMILL RESORT  
PROPERTY OF  
**XANTERRA KINGSMILL, LLC**  
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	775340
Scale	Date
1"=50'	01/29/13
Sheet Number	
<b>2</b>	