

130023432

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 # 100014986 - BOUNDARY PLAT, PARCEL R-11 DEED BOOK 183, PAGE 830 - VEPCO EASEMENT

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
PARCEL R-11A	9,689,046	222.430
PARCEL R-11B	2,030,024	46.603
TOTAL AREA SUBDIVIDED	11,719,045	269.032

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCEL R-11A AND PARCEL R-11B, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

Robert P Taylor 9-9-13
NAME: GORDON 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

Lisa K. Celania
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.

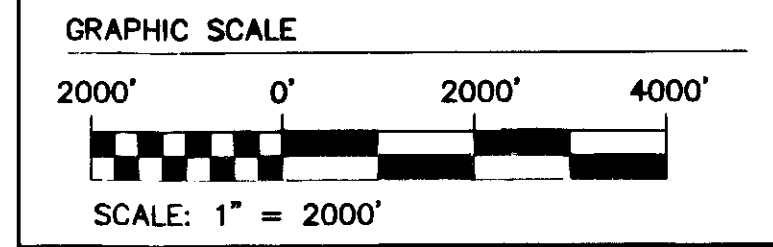
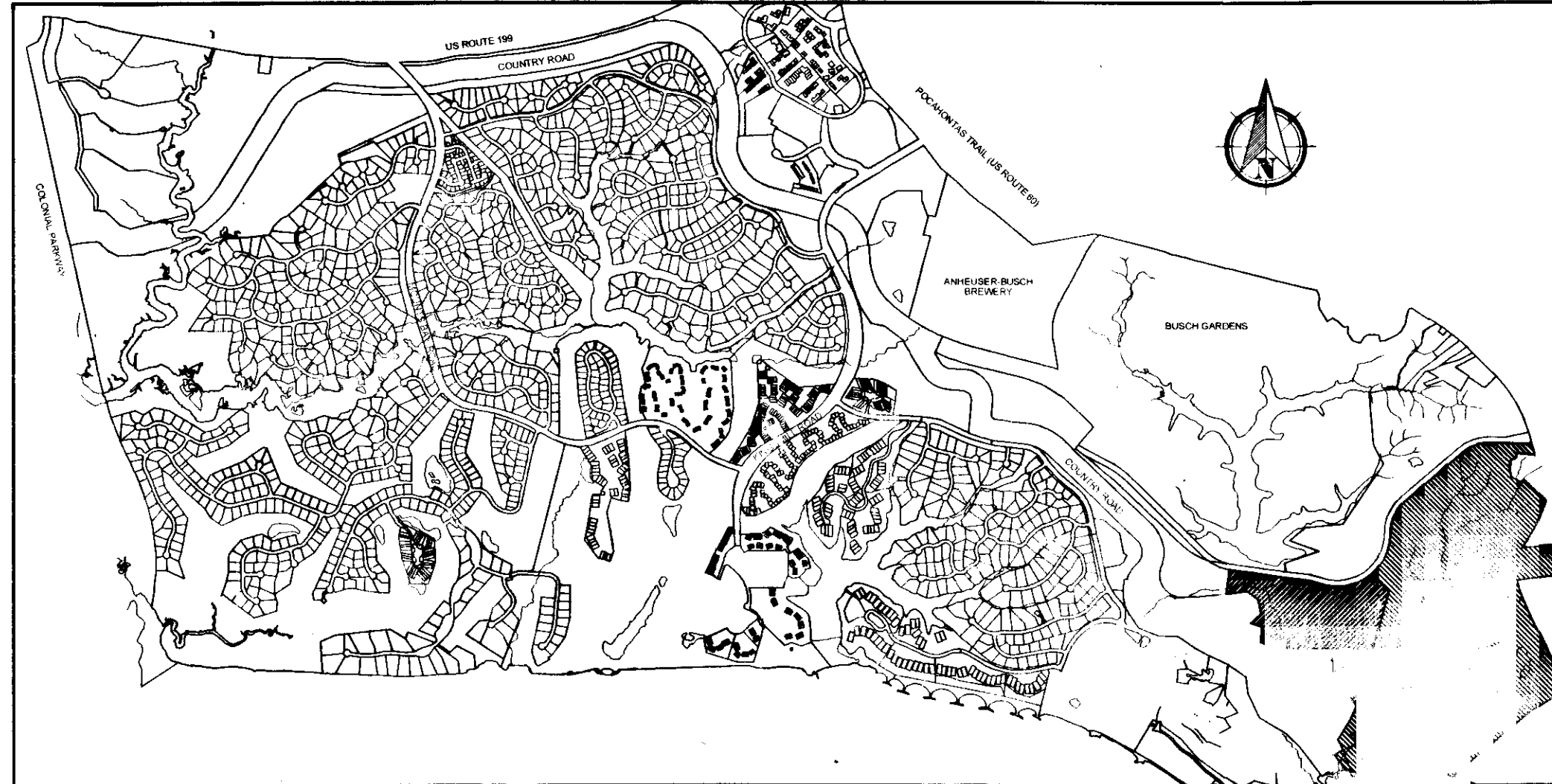
Robert D Mann 9/3/2013
ROBERT D. MANN, L.S. #002509 DATE

CERTIFICATE OF APPROVAL

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

Charles Catlett 9/25/13
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Patricia 10/3/13
VIRGINIA DEPARTMENT OF HEALTH DATE
SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY



8 Large Parcel Plat(s) Recorded
herewith as # 130023432

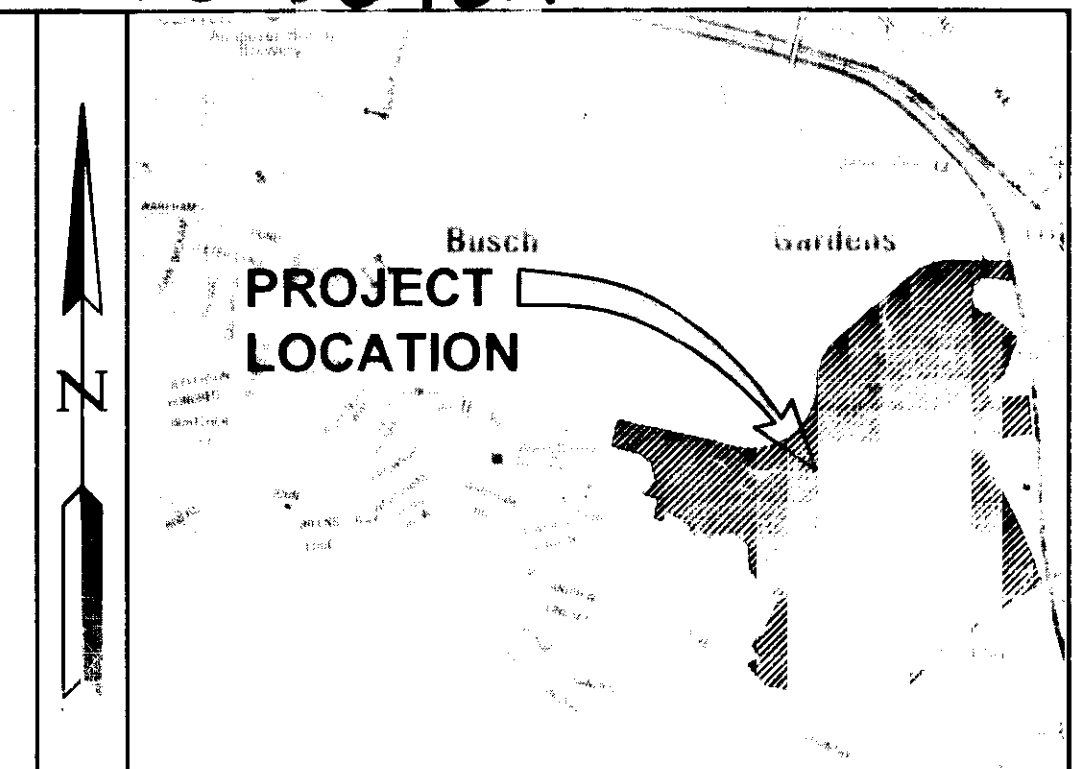
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 15TH DAY OF October, 2013

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 2:15 AM/PM

INSTRUMENT # 130023432
TESTE: Betsy B Woolridge, deputy clerk
BETSY B. WOOLRIDGE, CLERK

GENERAL NOTES (CONTINUED)

- 13. 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.
- 14. 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.
- 15. 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.



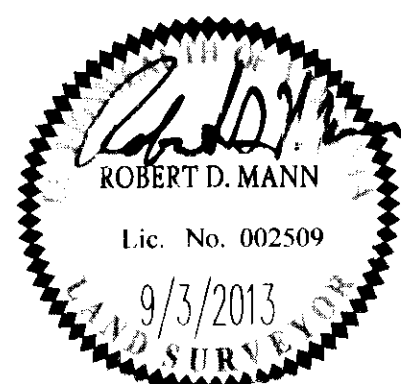
Map copyright © Kappa Group LLC. (800) 829-6277. Used with permission. Permitted Use Number 21004223

VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- 1. PROPERTY IS ZONED LIMITED BUSINESS/INDUSTRIAL, M1.
- 2. LOT IS SERVED BY PUBLIC WATER AND SEWER.
- 3. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4. 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.
- 5. THE PROPERTY SHOWN HEREIN IS A PORTION OF TAX MAP PARCEL NO. 5230100110.
- 6. 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.
- 7. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
- 8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 9. 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.
- 10. 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).
- 11. PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
- 12. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.

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



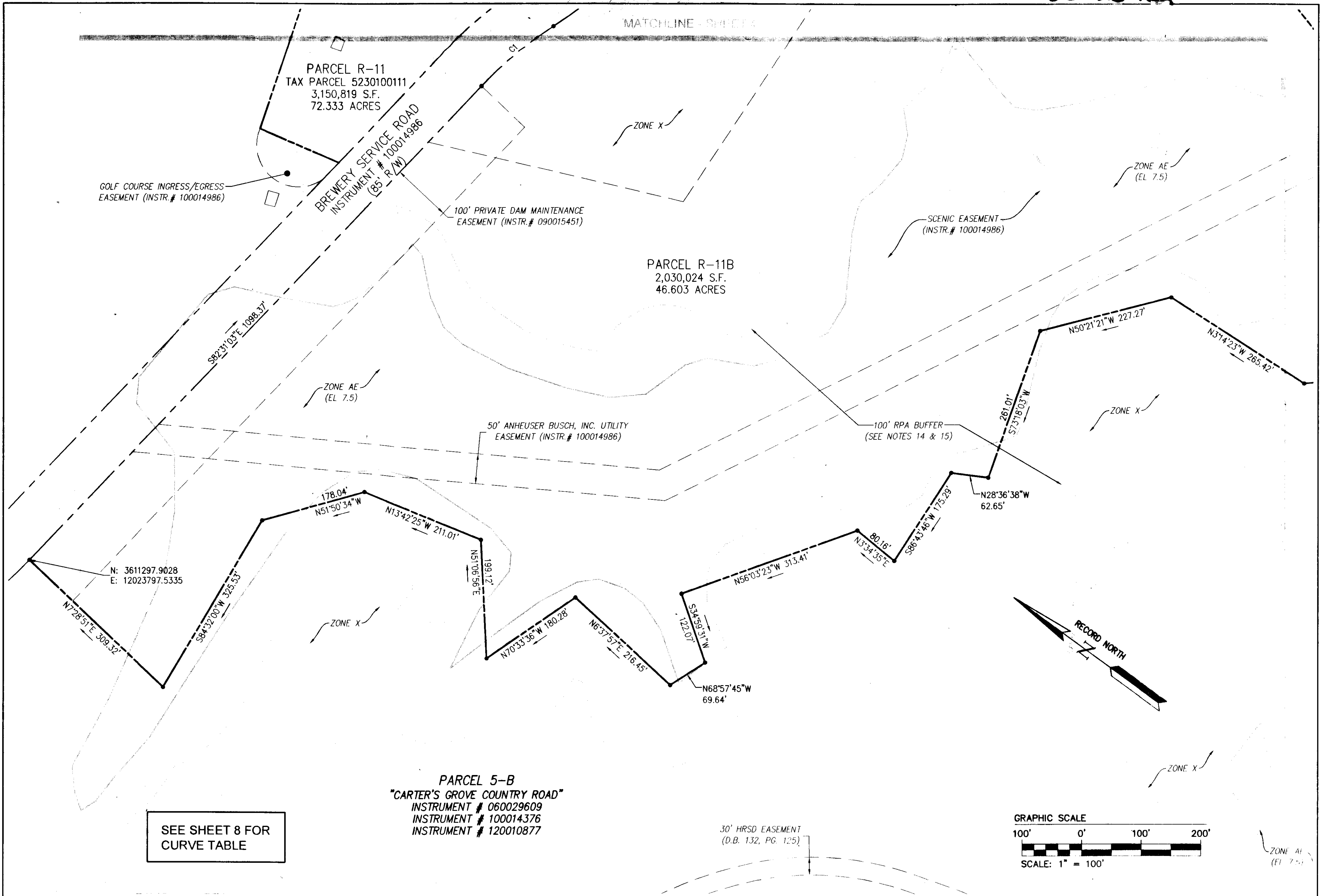
1317 Executive Blvd, Suite 150
Chesapeake Virginia 23320
Phone: (757) 410-7430
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RUM
Project Number	7753 40
Date	01/29/13
Sheet Number	1

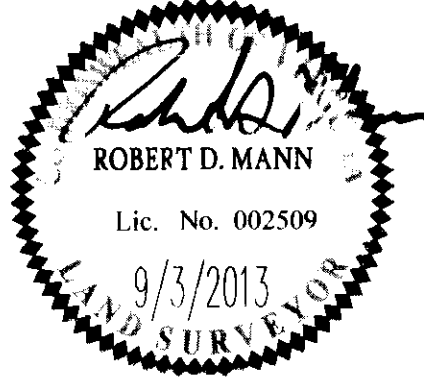
130023432



SEE SHEET 8 FOR CURVE TABLE

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
15 October, 2013
at 12:15 PM, PB — PG —
Document # 130023432
BETSY B. WOOLRIDGE, CLERK
[Signature], Dep. Clerk

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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Hampton Roads | Central Virginia | Middle Peninsula

3 Large Sheet Plat(s) Recorded
herewith as # 130023432

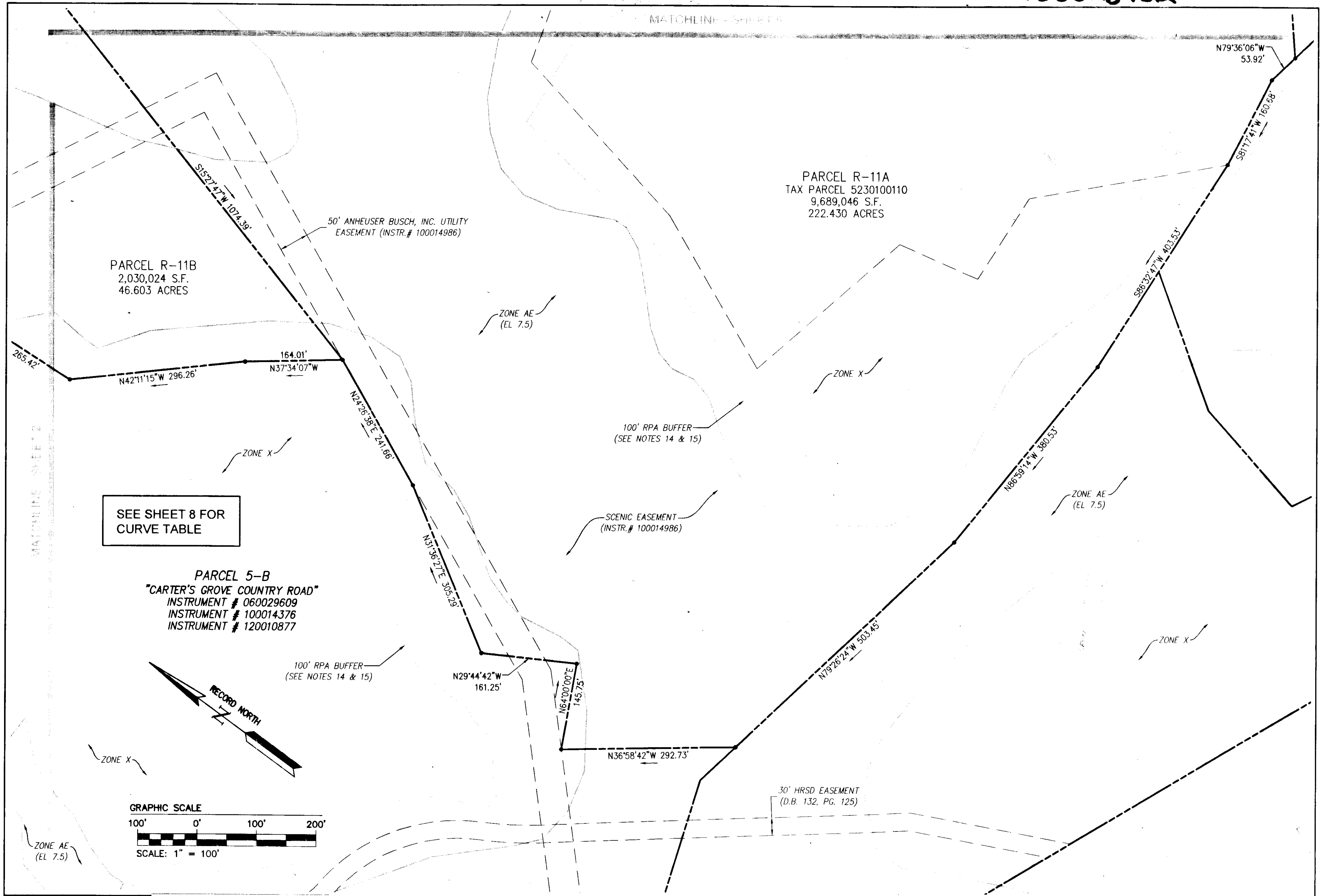
1317 Executive Blvd, Suite 150
Chesapeake, Virginia 23320
Phone: (757) 410-7436
www.aesva.com

COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

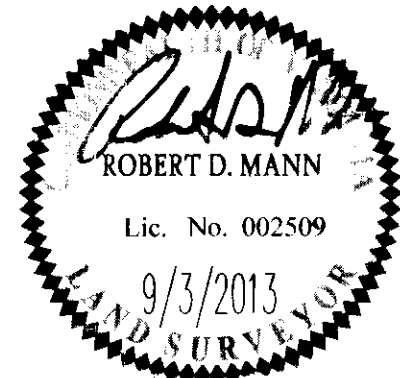
Project Contacts	RDM
Project Number	775340
Scale	Date
1"=100'	01/29/13
Sheet Number	
2	

130023432



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

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
15 October 2013
at **12:15** PM, PG. **1**
Document # **130023432**
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Dep. Clerk



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8 Large Plat(s) Recorded
herewith as # **130023432**

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COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

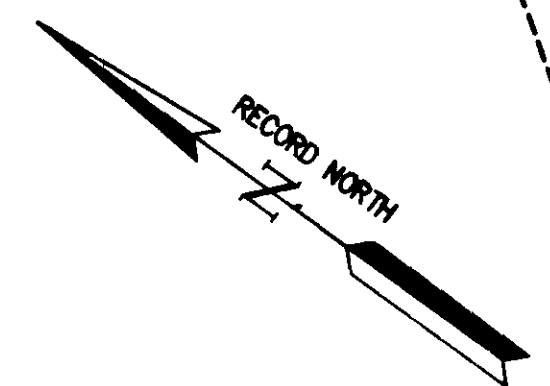
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753-40
Scale	Date
1"=100'	01/29/13
Sheet Number	
3	

130023432

MATCHLINE - SHEET 7

SEE SHEET 8 FOR CURVE TABLE



GOLF COURSE INGRESS/EGRESS AND IRRIGATION CROSSING EASEMENT (INSTR. # 100014986)

PARCEL R-11A
TAX PARCEL 5230100110
9,689,046 S.F.
222.430 ACRES

100' RPA BUFFER
(SEE NOTES 14 & 15)

ZONE AE
(EL 7.5)

N: 3611254.3606
E: 12025799.4231

S41°41'47"E 347.30'

PARCEL R-11
TAX PARCEL 5230100111
3,150,819 S.F.
72.333 ACRES

SCENIC EASEMENT
(INSTR. # 100014986)

S14°49'35"W 581.17'

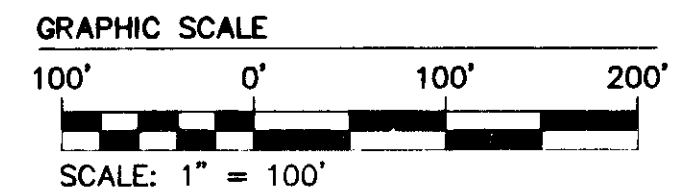
PARCEL R-11B
2,030,024 S.F.
46.603 ACRES

ZONE X

RPA SETBACK LINE

GOLF COURSE INGRESS/EGRESS EASEMENT (INSTR. # 100014986)

BREWERY SERVICE ROAD
INSTRUMENT # 100014986
(85' R/W)

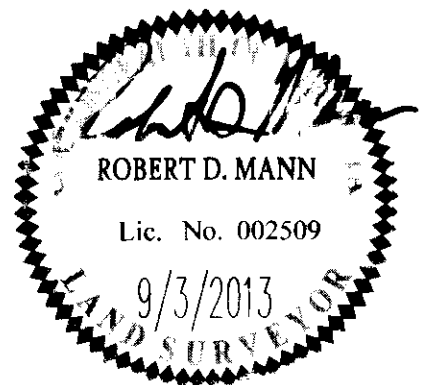


S16°21'47"W 1074.39'

MATCHLINE - SHEET 2

2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA

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Document # 130023432
BETSY B. WOOLRIDGE, CLERK
Frank A. ..., Dep. Clerk



8 Large Plat(s) Recorded
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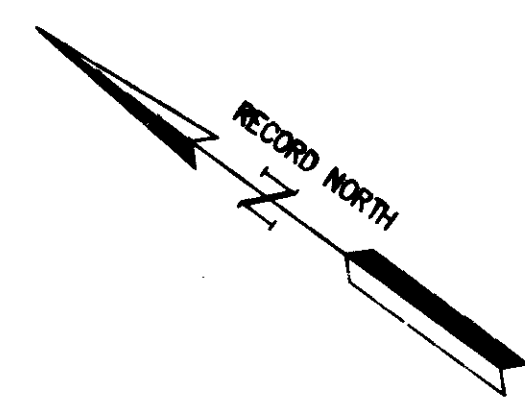
COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

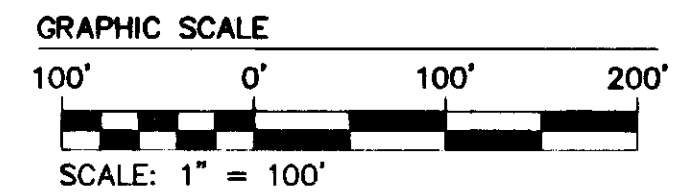
Project Contacts		RDM
Project Number		775340
Scale	Date	
1"=100'	01/29/13	
Sheet Number		
4		

130023432

MATCHLINE - SHEET 7



PARCEL R-11A
TAX PARCEL 5230100110
9,689,046 S.F.
222.430 ACRES



100' RPA BUFFER
(SEE NOTES 14 & 15)

MATCHLINE - SHEET 4

ZONE AE
(EL 7.5)

ZONE X

ZONE X

ZONE AE
(EL 7.5)

SCENIC EASEMENT
(INSTR. # 100014986)

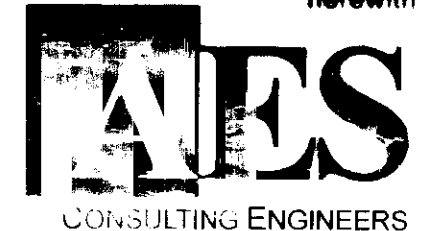
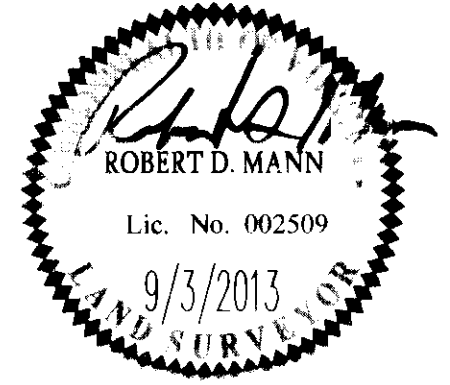
SEE SHEET 8 FOR
CURVE TABLE

N79°36'06"W
53.92'

MATCHLINE - SHEET 8

2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
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Rev.	Date	Description	Revised by

City of Williamsburg & County of James City
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Robert Mann, Dep. Clerk



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COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

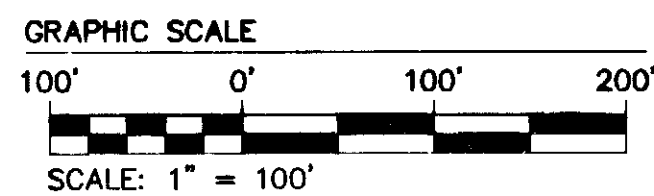
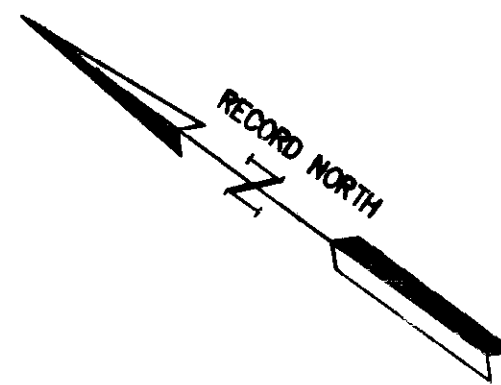
Project Contacts	RDM
Project Number	7753-40
Scale	Date
1"=100'	01/29/13
Sheet Number	
5	

8 Large Plats Recorded
herewith as # 130023432

130023432

MATCHLINE SHEETS

S33°35'51"W
159.26'



SEE SHEET 8 FOR
CURVE TABLE

PARCEL R-11
TAX PARCEL 5230100111
3,150,819 S.F.
72.333 ACRES

GOLF COURSE INGRESS/EGRESS
AND IRRIGATION CROSSING
EASEMENT (INSTR. # 100014986)

PARCEL R-11A
TAX PARCEL 5230100110
9,689,046 S.F.
222.430 ACRES

100' RPA BUFFER
(SEE NOTES 14 & 15)

BREWERY SERVICE ROAD
INSTRUMENT # 100014986
(85' R/W)

RPA SETBACK LINE

ZONE X

ZONE AE
(EL. 7.5)

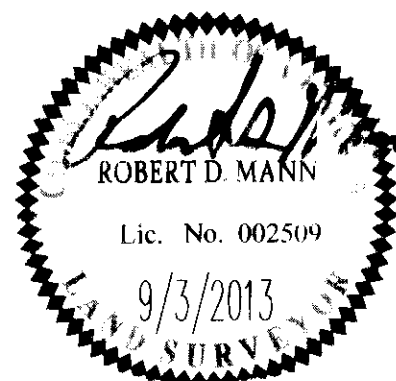
30' HRSD EASEMENT
(D.B. 271, PG. 523)

50' COLONIAL PIPELINE EASEMENT
(D.B. 128, PG. 216)
(P.B. 28, PG. 5 & 6)

City of Williamsburg & County of James City
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15 October, 2013

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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



2 Large/Small Plat(s) Recorded
herewith as # 130023432

AVES
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Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

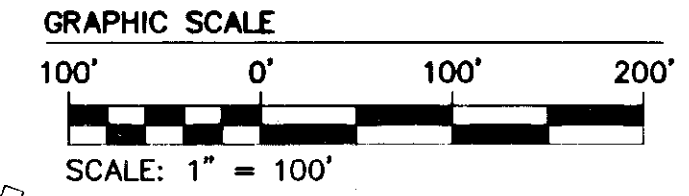
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753140
Scale	1"=100'
Date	01/29/13
Sheet Number	6

130023432

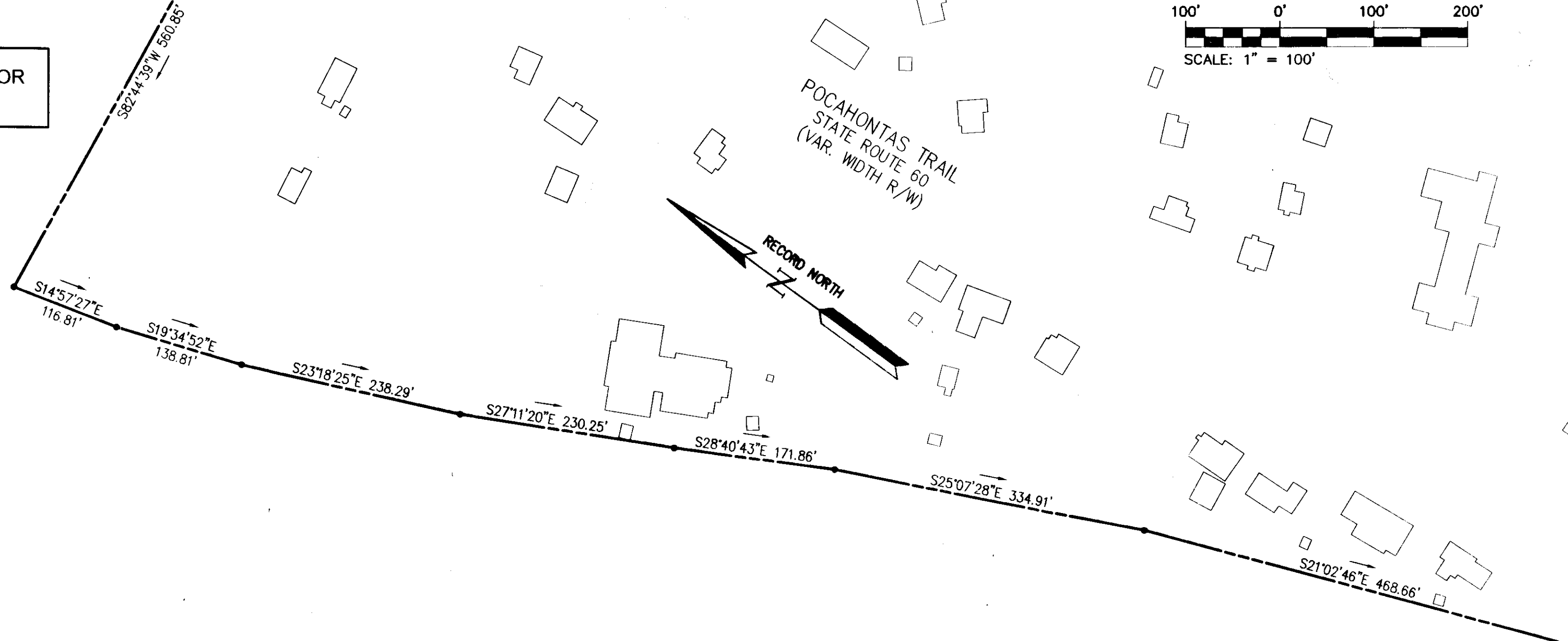
MATCHLINE - SHEET 8

SEE SHEET 8 FOR CURVE TABLE



POCAHONTAS TRAIL
STATE ROUTE 60
(VAR. WIDTH R/W)

RECORD NORTH



PARCEL R-11A
TAX PARCEL 5230100110
9,689,046 S.F.
222.430 ACRES

ZONE X

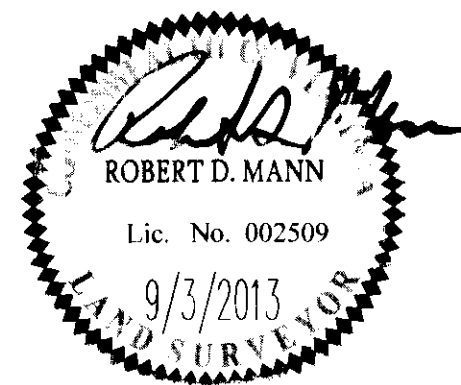
50' COLONIAL PIPELINE EASEMENT
(D.B. 128, PG. 216)
(P.B. 28, PG. 5 & 6)

30' HRSD EASEMENT
(D.B. 271, PG. 523)

MATCHLINE - SHEET 5

S58°12'55\"/>

			City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 October, 2013 at 12:15 AM/PM, PB — PG — Document # 130023432 BETSY B. WOOLRIDGE, CLERK <i>[Signature]</i> , Dep. Clerk
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
1	7/11/13	REVISED AS PER COMMENT LETTERS	JCA



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Hampton Roads | Central Virginia | Middle Peninsula

8 Large Plat(s) Recorded
herewith as # **130023432**

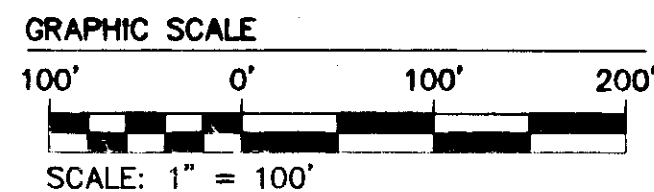
1317 Executive Blvd, Suite 150
Chesapeake, Virginia 23320
Phone: (757) 410-7436
www.aesva.com

COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

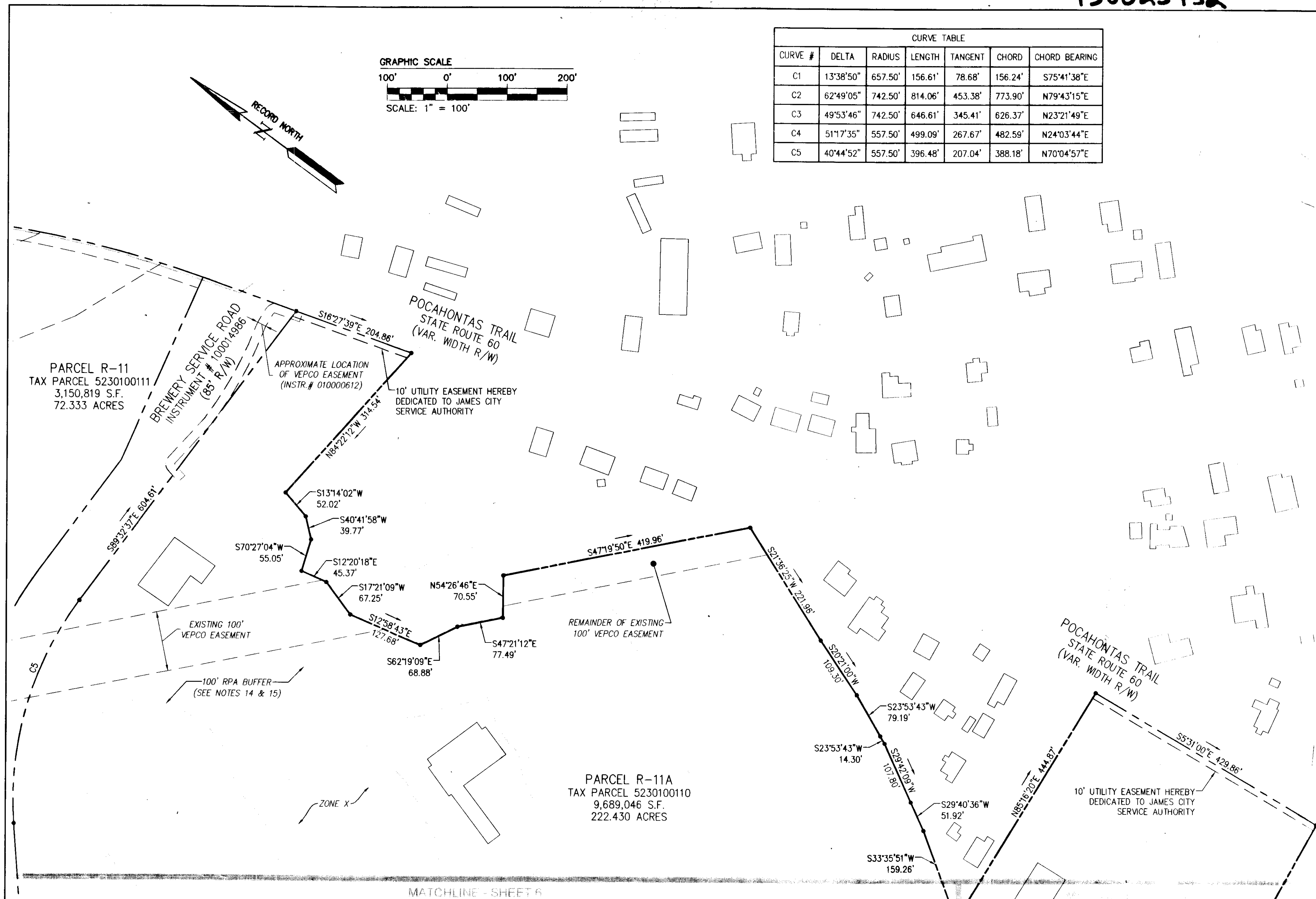
ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753-4u
Scale	Date
1"=100'	01/29/13
Sheet Number	
7	

130023432



CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°38'50"	657.50'	156.61'	78.68'	156.24'	S75°41'38"E
C2	62°49'05"	742.50'	814.06'	453.38'	773.90'	N79°43'15"E
C3	49°53'46"	742.50'	646.61'	345.41'	626.37'	N23°21'49"E
C4	51°17'35"	557.50'	499.09'	267.67'	482.59'	N24°03'44"E
C5	40°44'52"	557.50'	396.48'	207.04'	388.18'	N70°04'57"E



MATCHLINE - SHEET 6

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 15 October, 2013			
at 12:15	AM/PM	PG	
Document # 130023432			
BETSY B. WOOLRIDGE, CLERK			
<i>[Signature]</i> Dep. Clerk			
2	9/3/13	REVISED AS PER COMMENT LETTERS	JCA
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Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT OF SUBDIVISION
PARCEL R-11
KINGSMILL RESORT
PROPERTY OF
XANTERRA KINGSMILL, LLC

ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RDM
Project Number	7753411
Scale	Date
1"=100'	01/29/13
Sheet Number	
8	