

130023433

CERTIFICATION OF SOURCE OF TITLE

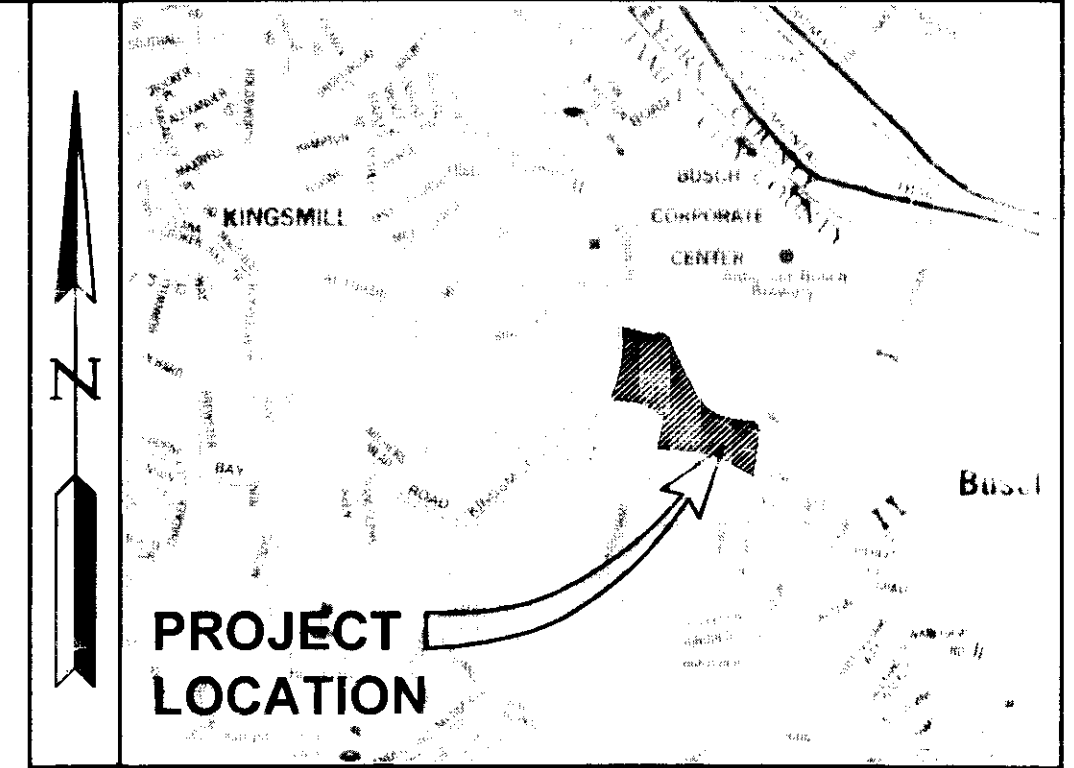
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF XANTERRA KINGSMILL, LLC AND WAS ACQUIRED FROM BUSCH PROPERTIES INC. BY DEED DATED JULY 29, 2010, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT # 100015441 AND CORRECTION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

REFERENCE

INSTRUMENT # 100014376 - BOUNDARY PLAT, PARCEL R-9
INSTRUMENT # 100014988 - BOUNDARY PLAT, PARCEL R-15 KINGSMILL ROAD

AREA TABLE

PARCEL NAME	SQ. FT.	ACRES
PARCEL R-9A	72,533	1.665
PARCEL R-9B	352,742	8.098
PARCEL R-9C	652,321	14.975
TOTAL AREA SUBDIVIDED	1,077,596	24.738



PROJECT LOCATION

VICINITY MAP
SCALE 1"=2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, PARCELS R-9A, R-9B, AND R-9C, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

Robert D. Mann 9-9-13
 NAME: ROBERT D. MANN 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
 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.

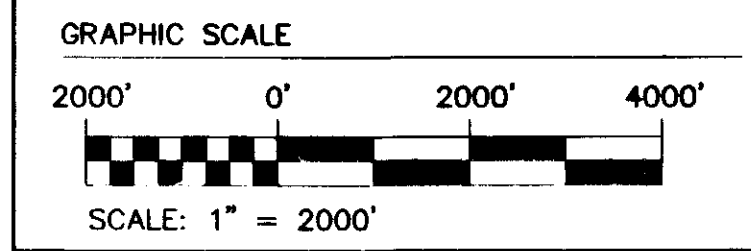
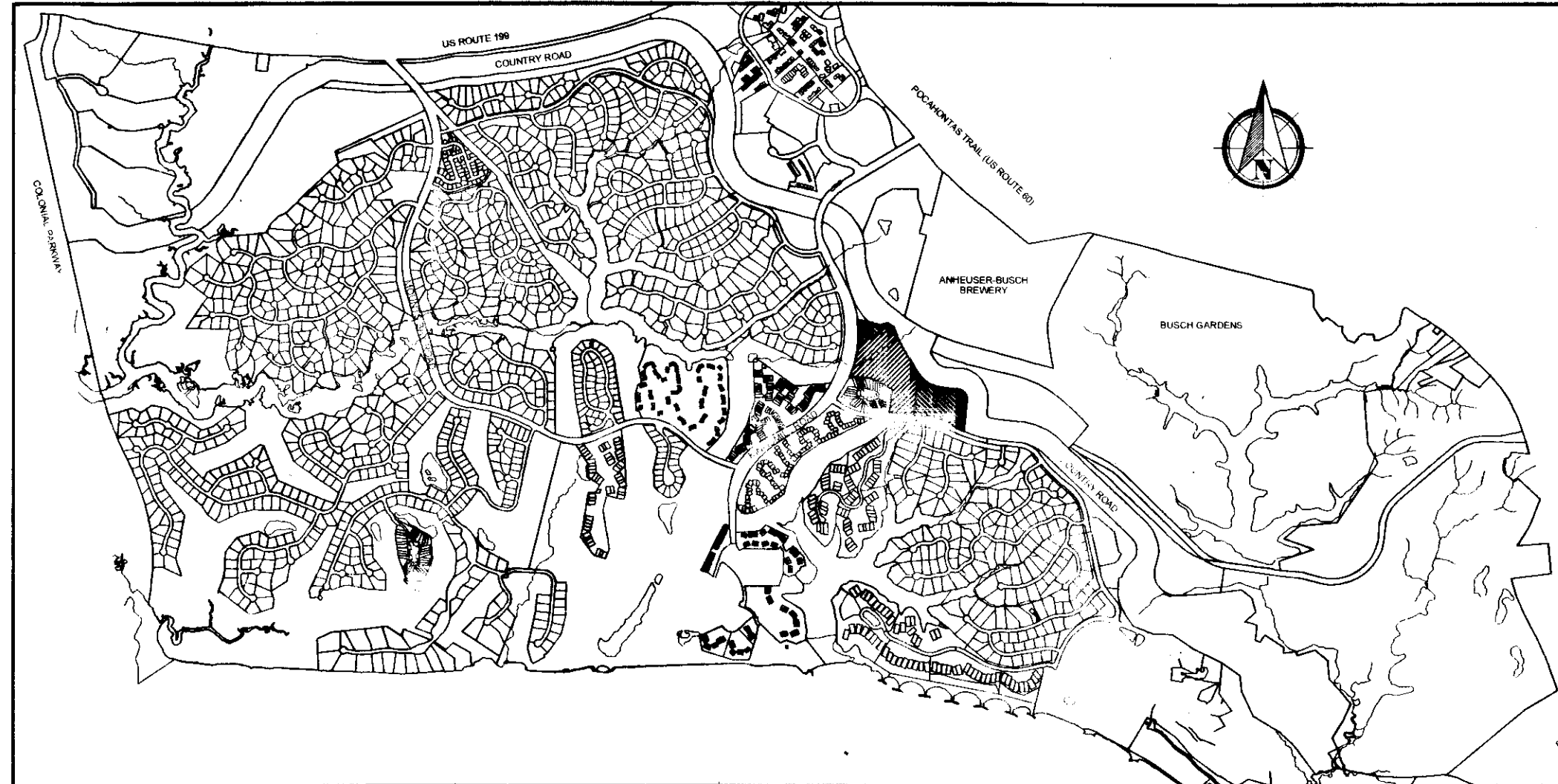
Robert D. Mann 9/3/2013
 ROBERT D. MANN, L.S. #002509 DATE

CERTIFICATE OF APPROVAL

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

N/A
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Robert D. Mann 10/2/13
 SUBDIVISION AGENT OF THE COUNTY OF JAMES CITY DATE



2 Large ~~Small~~ Plat(s) Recorded
herewith as # 130023433

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 1STth DAY OF October, 2013
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 12:19 AM/PM
 INSTRUMENT # 130023433
 TESTE Betsy B. Woolridge Deputy Clerk
 BETSY B. WOOLRIDGE, CLERK

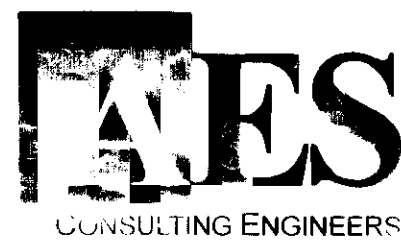
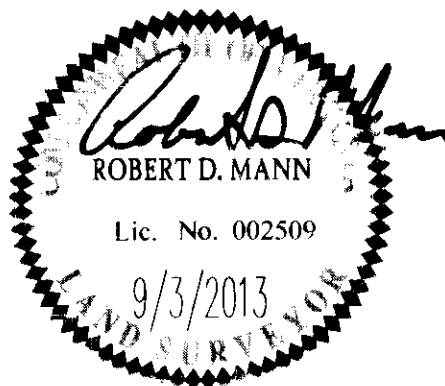
GENERAL NOTES (CONTINUED)

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.

GENERAL NOTES

1. PROPERTY IS ZONED RESIDENTIAL PLANNED COMMUNITY, R-4.
2. ALL LOTS ARE 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 HEREON IS A PORTION OF TAX MAP PARCEL NO. 5040100001.
6. 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.
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. ALL MONUMENTS AND LOT CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THRU 19-36 OF JAMES CITY COUNTY ORDINANCE.
12. PHYSICAL IMPROVEMENTS SHOWN HEREON ARE TAKEN FROM JAMES CITY COUNTY GIS AND HAVE NOT BEEN FIELD VERIFIED.
13. 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.

No.	Date	Description	Revised
2	9/3/13	REVISED AS PER COMMENT LETTERS	JC/
1	7/11/13	REVISED AS PER COMMENT LETTERS	JC/



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Hampton Roads | Central Virginia | Middle Peninsula

COMPOSITE PLAT OF SUBDIVISION
 PARCEL R-9
 KINGSMILL ON THE JAMES
 PROPERTY OF
XANTERRA KINGSMILL, LLC
 ROBERTS DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts	RLM
Project Number	7/5341
Scale	Date
AS NOTED	01/29/13
Sheet Number	1