

160010933

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.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Kirk H. Anderson
 NAME: KIRK H. ANDERSON DATE 5/16/16
 TITLE: VICE PRESIDENT & SECRETARY

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 16th DAY OF MAY, 2016

MY COMMISSION EXPIRES JUNE 1, 2019

LK 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 12/16/2015
 ROBERT D. MANN, L.S. DATE

CERTIFICATE OF APPROVAL

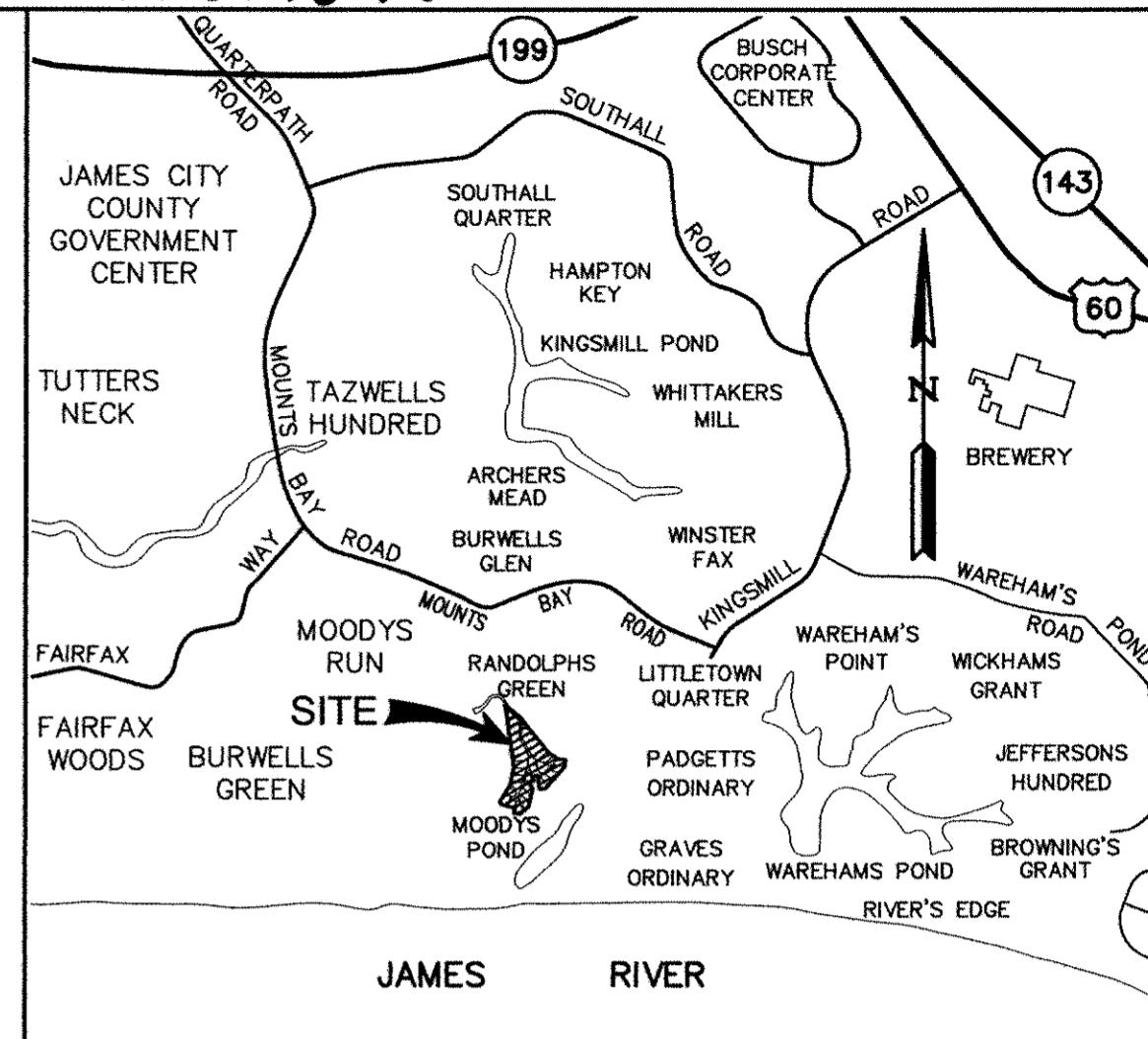
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Quintessa 6/14/16
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

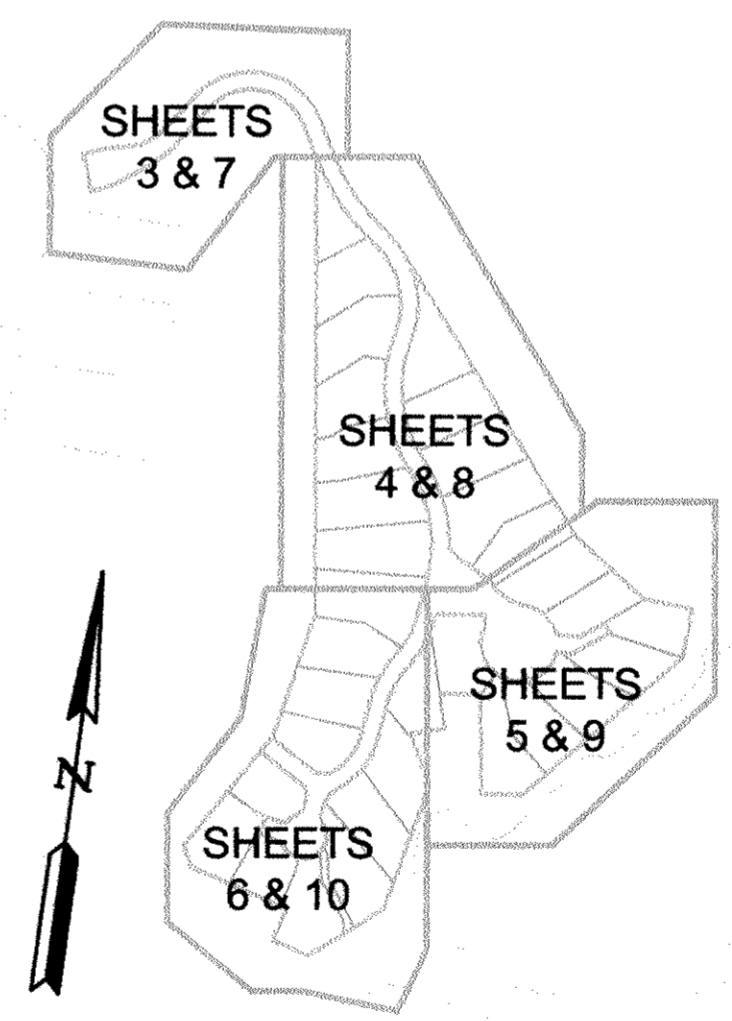
NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL (50-4)(1-2D) AND A PORTION OF TAX MAP PARCEL (50-4)(1-2C).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- SEE TABLE ON SHEET 2 FOR ADDRESSES.
- WETLANDS AND LAND WITHIN THE 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.
- THIS SITE LIES WITHIN THE JAMES RIVER WATERSHED.
- THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.
- ALL RIGHT OF WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR XANTERRA KINGSMILL, LLC., JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS AND ARE PART OF COMMON AREAS AND LIMITED COMMON AREAS OWNED AND RESERVED BY XANTERRA KINGSMILL, LLC.

- UTILITY EASEMENTS DENOTED AS "HEREBY CONVEYED TO JCSA" 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
- LOTS 1-31 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL DH071) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION.
- ANY SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.
- THE CONSTRUCTION PLANS ASSOCIATED WITH THIS DEVELOPMENT WERE APPROVED BY THE PLANNING DIVISION ON JUNE 5, 2014.
- JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP NUMBER 51095C0206D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015.
- A PLAT OF EASEMENT FOR WATER PIPELINE WAS PREPARED BY AES CONSULTING ENGINEERS AND SUBMITTED TO NEWPORT NEWS WATERWORKS FOR REVIEW. AS OF THE DATE OF THIS PLAT, THE EASEMENT PLAT HAD NOT YET BEEN RECORDED.



VICINITY MAP
 SCALE: 1"=2000'



SHEET INDEX
 SCALE: 1" = 250'

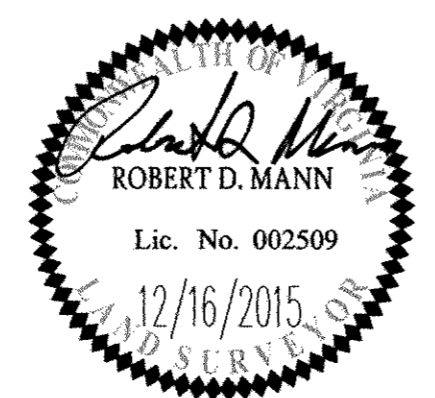
LEGEND

---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	EASEMENT
○	IRF IRON ROD FOUND
●	IRS IRON ROD SET
■	IRIC IRON ROD IN CONCRETE SET
■	RPA RESOURCE PROTECTION AREA

11 Large/Small Plat(s) Recorded
 herewith as # 160010933

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS 16 DAY OF JUNE, 2016.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 12:08 AM/PM
 INSTRUMENT # 160010933
 TESTE: *Rebecca Cameron, Dep. Clerk*
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



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 CONSULTING ENGINEERS
 816 Greenbrier Circle, Suite F
 Chesapeake, Virginia 23320
 Phone: (757) 410-7436
 www.aesva.com
 Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
BURWELL'S BLUFF
 AT
KINGSMILL ON THE JAMES
 FOR
 XANTERRA KINGSMILL, LLC
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale:	AS SHOWN
Date:	10/05/15
Sheet Number	1 OF 11