

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 16<sup>th</sup> DAY OF MAY, 2016

MY COMMISSION EXPIRES JUNE 1, 2019

*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 PLATING OF SUBDIVISIONS WITHIN THE COUNTY.

*Robert D. Mann* 12/16/2015  
 ROBERT D. MANN, L.S. DATE

**CERTIFICATE OF APPROVAL**

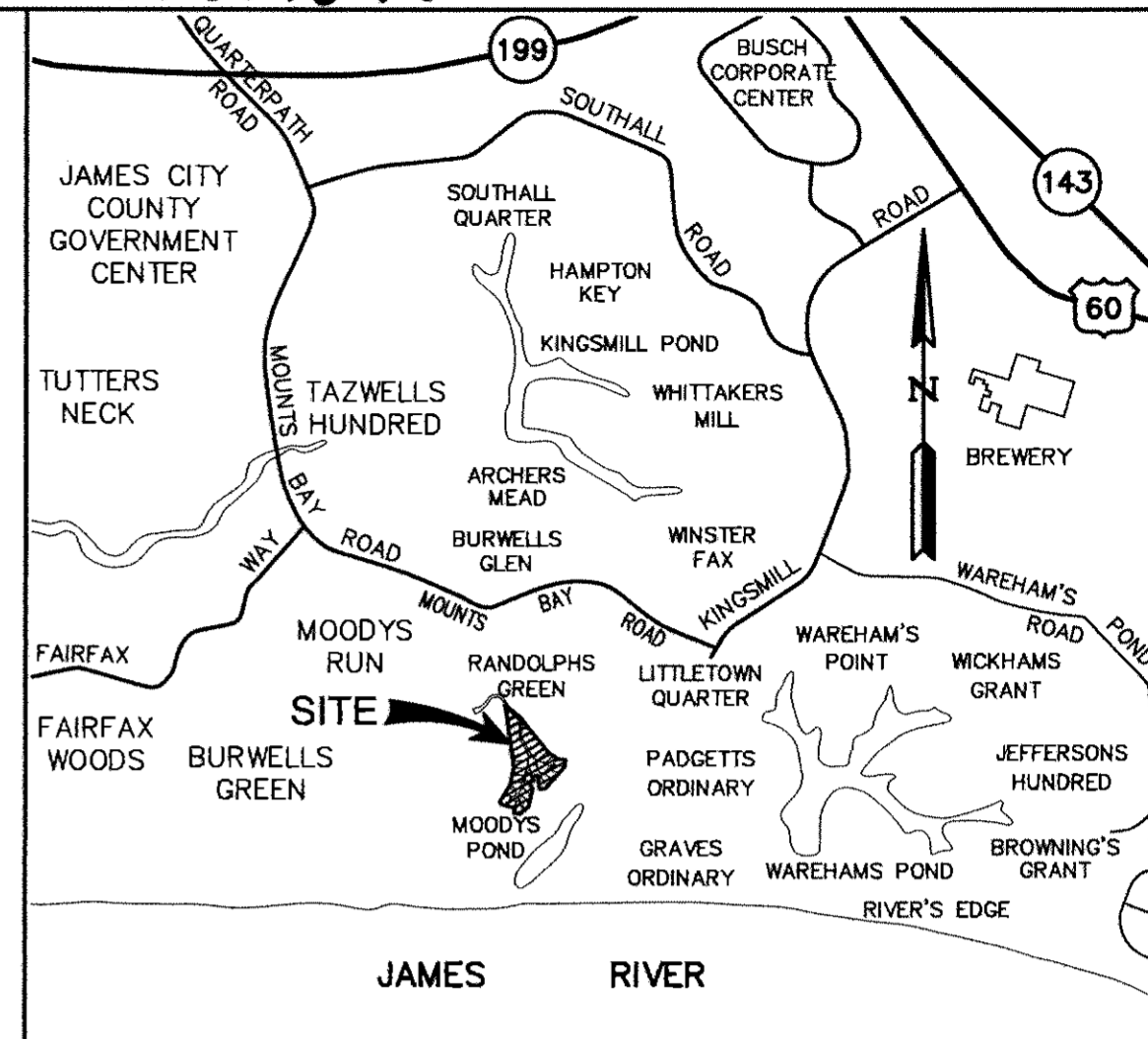
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

*Rebecca Carver* 6/14/16  
 SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

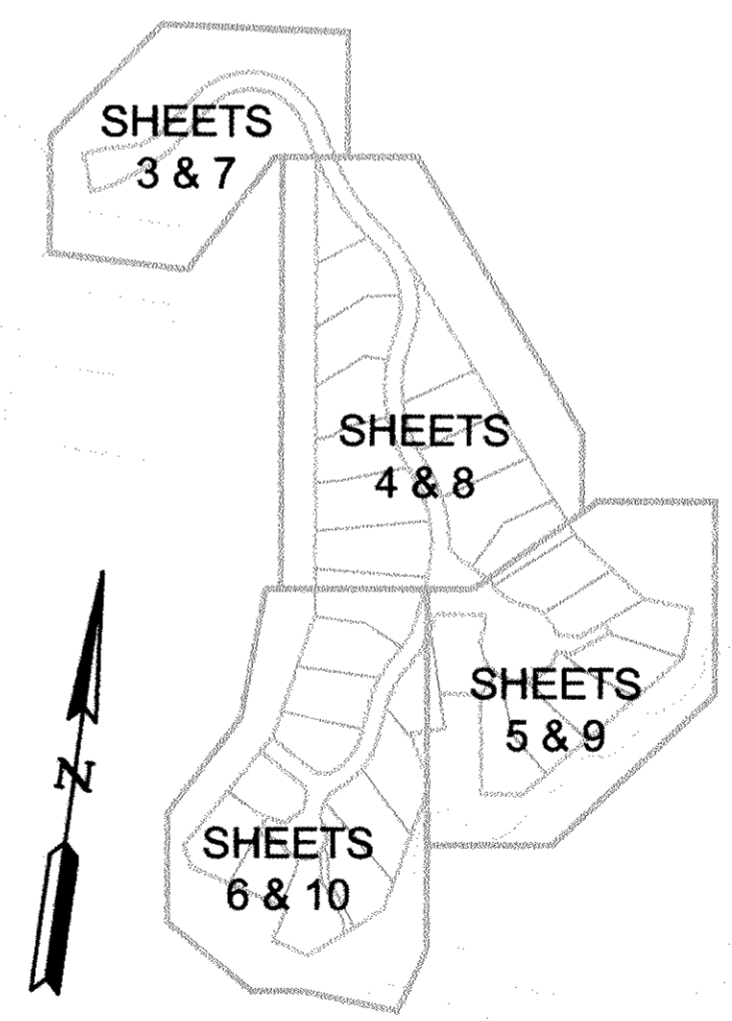
**NOTES:**

- 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'

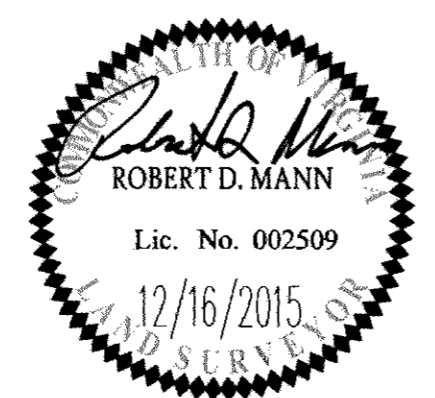
**LEGEND**

- 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 Carver* Dep. Clerk  
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By



**AES**  
 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	<b>1 OF 11</b>

160010933

**AREA TABULATION  
BURWELLS BLUFF  
(31 LOTS)**

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS 1-31	286,325 S.F.±	6.574 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (LIMITED COMMON AREA)	62,023 S.F.±	1.424 AC.±
AREA OF LIMITED COMMON AREA "LCA-1"	5,945 S.F.±	0.136 AC.±
AREA OF LIMITED COMMON AREA "LCA-2"	2,493 S.F.±	0.057 AC.±
AREA OF EASEMENT PARCEL	1,326 S.F.±	0.030 AC.±
<b>TOTAL AREA SUBDIVIDED (AREA COMPUTED TO SURVEY LINES)</b>	<b>358,112 S.F.±</b>	<b>8.221 AC.±</b>
<b>AVERAGE LOT SIZE</b>	<b>9,236 S.F.±</b>	<b>0.212 AC.±</b>
<b>SMALLEST LOT (LOT 19)</b>	<b>6,216 S.F.±</b>	<b>0.143 AC.±</b>
<b>LARGEST LOT (LOT 4)</b>	<b>12,576 S.F.±</b>	<b>0.289 AC.±</b>
<b>GROSS LOTS PER ACRE</b>	<b>3.771</b>	

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

NOW OR FORMERLY KINGSMILL RESORT DEVELOPMENT, LLC COTTAGES ON THE JAMES PARCEL R-2A INSTR.# 130005496

**LOT NUMBER & ADDRESS TABLE**

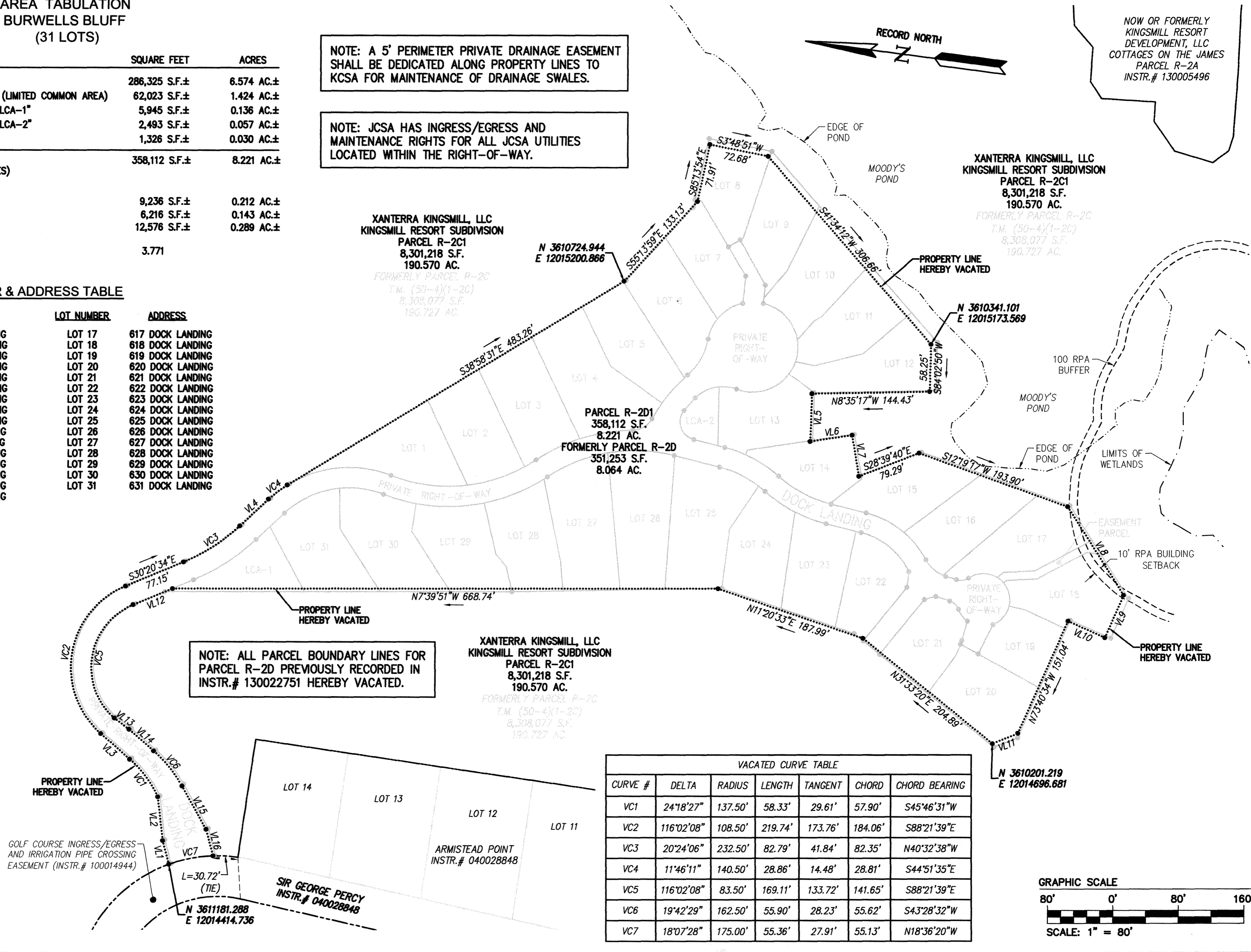
LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
LOT 1	601 DOCK LANDING	LOT 17	617 DOCK LANDING
LOT 2	602 DOCK LANDING	LOT 18	618 DOCK LANDING
LOT 3	603 DOCK LANDING	LOT 19	619 DOCK LANDING
LOT 4	604 DOCK LANDING	LOT 20	620 DOCK LANDING
LOT 5	605 DOCK LANDING	LOT 21	621 DOCK LANDING
LOT 6	606 DOCK LANDING	LOT 22	622 DOCK LANDING
LOT 7	607 DOCK LANDING	LOT 23	623 DOCK LANDING
LOT 8	608 DOCK LANDING	LOT 24	624 DOCK LANDING
LOT 9	609 DOCK LANDING	LOT 25	625 DOCK LANDING
LOT 10	610 DOCK LANDING	LOT 26	626 DOCK LANDING
LOT 11	611 DOCK LANDING	LOT 27	627 DOCK LANDING
LOT 12	612 DOCK LANDING	LOT 28	628 DOCK LANDING
LOT 13	613 DOCK LANDING	LOT 29	629 DOCK LANDING
LOT 14	614 DOCK LANDING	LOT 30	630 DOCK LANDING
LOT 15	615 DOCK LANDING	LOT 31	631 DOCK LANDING
LOT 16	616 DOCK LANDING		

VACATED LINE TABLE

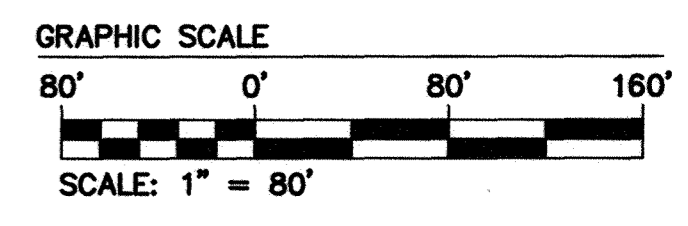
LINE	BEARING	LENGTH
VL1	S67°29'51"W	30.09'
VL2	S75°56'52"W	54.17'
VL3	N33°37'17"E	47.51'
VL4	S50°44'41"E	48.05'
VL5	S84°29'43"W	58.74'
VL6	S16°06'47"E	52.02'
VL7	S73°14'40"W	51.26'
VL8	S50°11'42"W	128.59'
VL9	N73°49'56"W	57.06'
VL10	N16°35'36"E	49.64'
VL11	N29°35'11"W	33.53'
VL12	N30°20'33"W	52.26'
VL13	S28°31'21"W	22.52'
VL14	S33°37'17"W	40.28'
VL15	S53°19'47"W	61.02'
VL16	S67°29'51"W	33.67'

VACATED CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
VC1	24°18'27"	137.50'	58.33'	29.61'	57.90'	S45°46'31"W
VC2	116°02'08"	108.50'	219.74'	173.76'	184.06'	S88°21'39"E
VC3	20°24'06"	232.50'	82.79'	41.84'	82.35'	N40°32'38"W
VC4	11°46'11"	140.50'	28.86'	14.48'	28.81'	S44°51'35"E
VC5	116°02'08"	83.50'	169.11'	133.72'	141.65'	S88°21'39"E
VC6	19°42'29"	162.50'	55.90'	28.23'	55.62'	S43°28'32"W
VC7	18°07'28"	175.00'	55.36'	27.91'	55.13'	N18°36'20"W

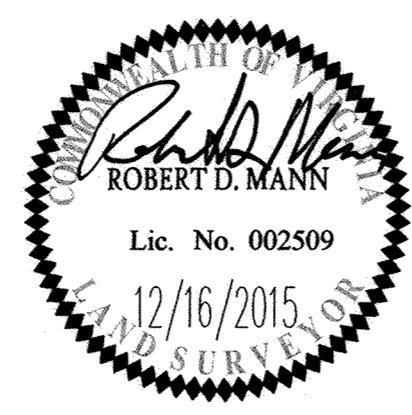


NOTE: ALL PARCEL BOUNDARY LINES FOR PARCEL R-2D PREVIOUSLY RECORDED IN INSTR.# 130022751 HEREBY VACATED.



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on 12-16-2016  
at 12:08 AM/PM, PB PG  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

Rev.	Date	Description	Revised By



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

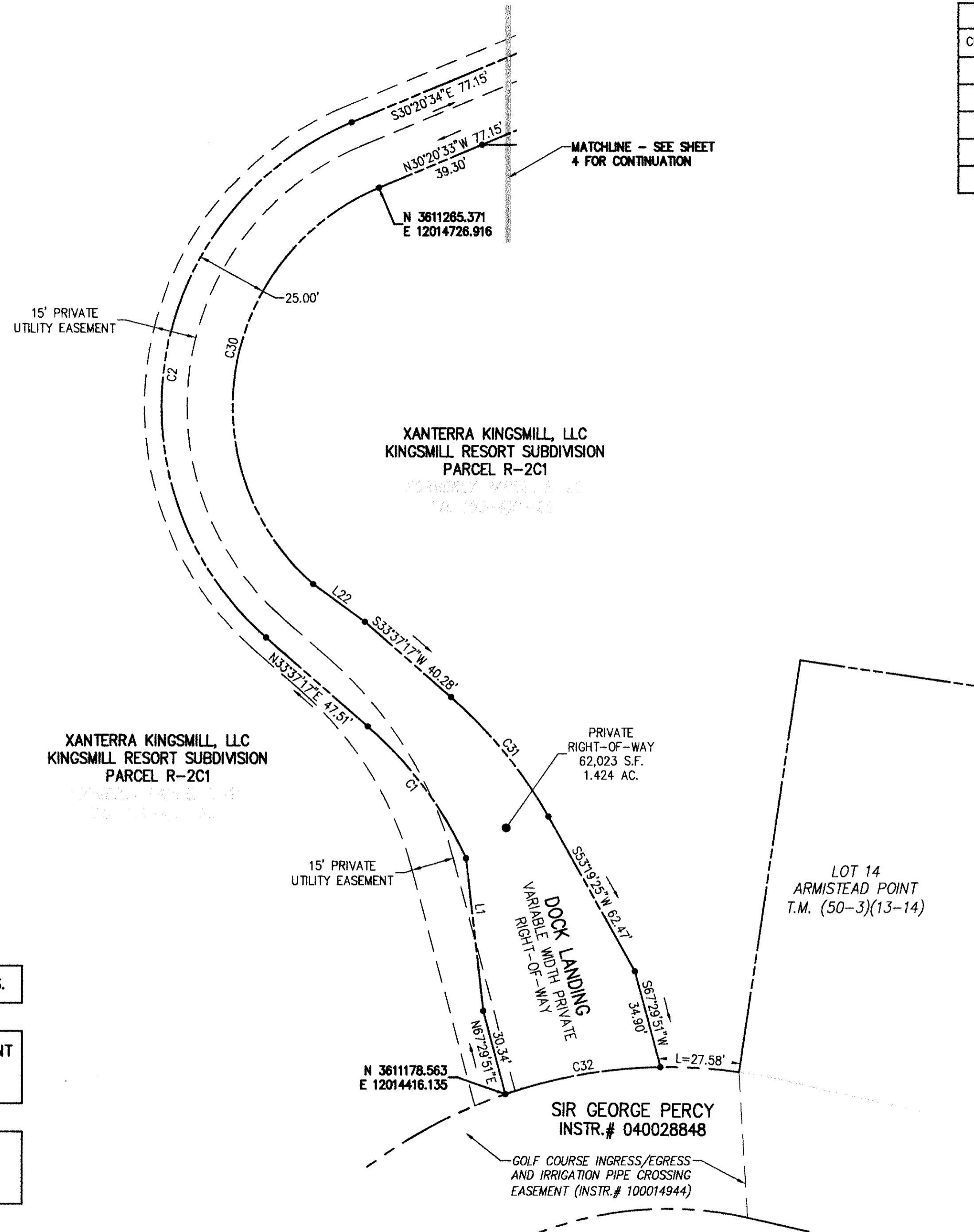
PLAT OF SUBDIVISION  
**BURWELL'S BLUFF**  
AT  
**KINGSMILL ON THE JAMES**  
FOR  
**XANTERRA KINGSMILL, LLC**  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM  
Project Number: 7753-39  
Scale: 1" = 80' Date: 10/05/15  
Sheet Number  
**2 OF 11**

160010933

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	24°18'27"	137.50'	58.33'	29.61'	57.90'	N45°46'31"E
C2	116°02'08"	108.50'	219.74'	173.76'	184.06'	S88°21'39"E
C30	116°02'08"	83.50'	169.11'	133.72'	141.65'	N88°21'39"W
C31	19°11'44"	162.50'	54.44'	27.48'	54.19'	S43°13'09"W
C32	18°08'58"	175.00'	55.43'	27.95'	55.20'	N17°35'24"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N75°56'52"E	54.17'
L22	S28°31'21"W	22.52'



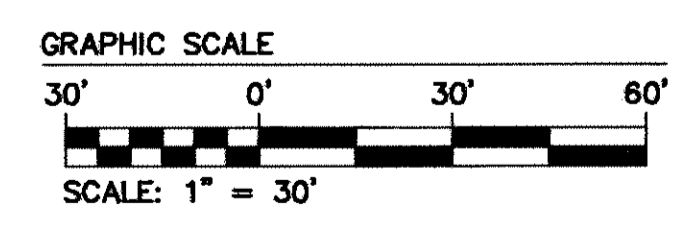
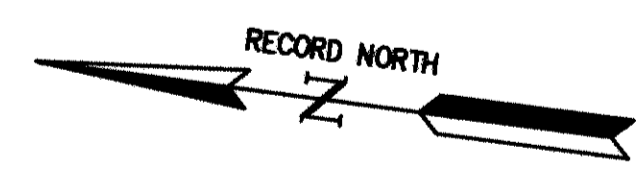
SEE SHEETS 7 THRU 11 FOR EASEMENT DIMENSIONS.

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

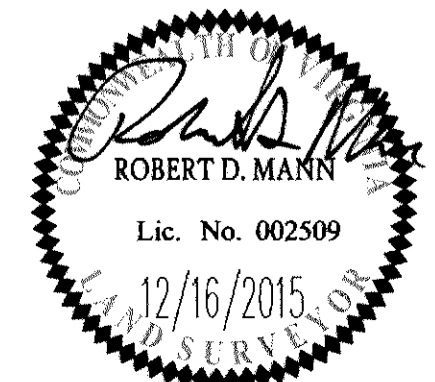
NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

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

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 6-16-2016 at 12:08 PM, PB PG Document # 160010933 MONA A. FOLEY, CLERK



Rev.	Date	Description	Revised By



**AES**  
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: 1" = 30' Date: 10/05/15  
Sheet Number  
**3 OF 11**



160010933

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	20°24'06"	232.50'	82.79'	41.84'	82.35'	S40°32'38"E
C4	11°46'11"	140.50'	28.86'	14.48'	28.81'	S44°51'35"E
C5	52°46'03"	140.50'	129.40'	69.70'	124.87'	S12°35'28"E
C6	55°06'10"	193.50'	186.09'	100.95'	179.00'	S13°45'32"E
C7	32°57'47"	218.50'	125.71'	64.65'	123.98'	S24°49'44"E
C8	60°03'43"	27.50'	28.83'	15.90'	27.53'	S38°22'42"E
C9	19°34'49"	203.50'	69.54'	35.11'	69.21'	S58°37'09"E
C14	113°53'33"	22.50'	44.73'	34.58'	37.72'	S63°43'59"W
C26	48°05'50"	193.50'	162.43'	86.35'	157.71'	N17°15'42"W
C27	55°06'10"	218.50'	210.14'	113.99'	202.13'	N13°45'32"W
C28	64°32'14"	115.50'	130.10'	72.93'	123.33'	N18°28'34"W
C29	20°24'08"	257.50'	91.69'	46.34'	91.21'	N40°32'37"W

SEE SHEETS 7 THRU 11 FOR EASEMENT DIMENSIONS.

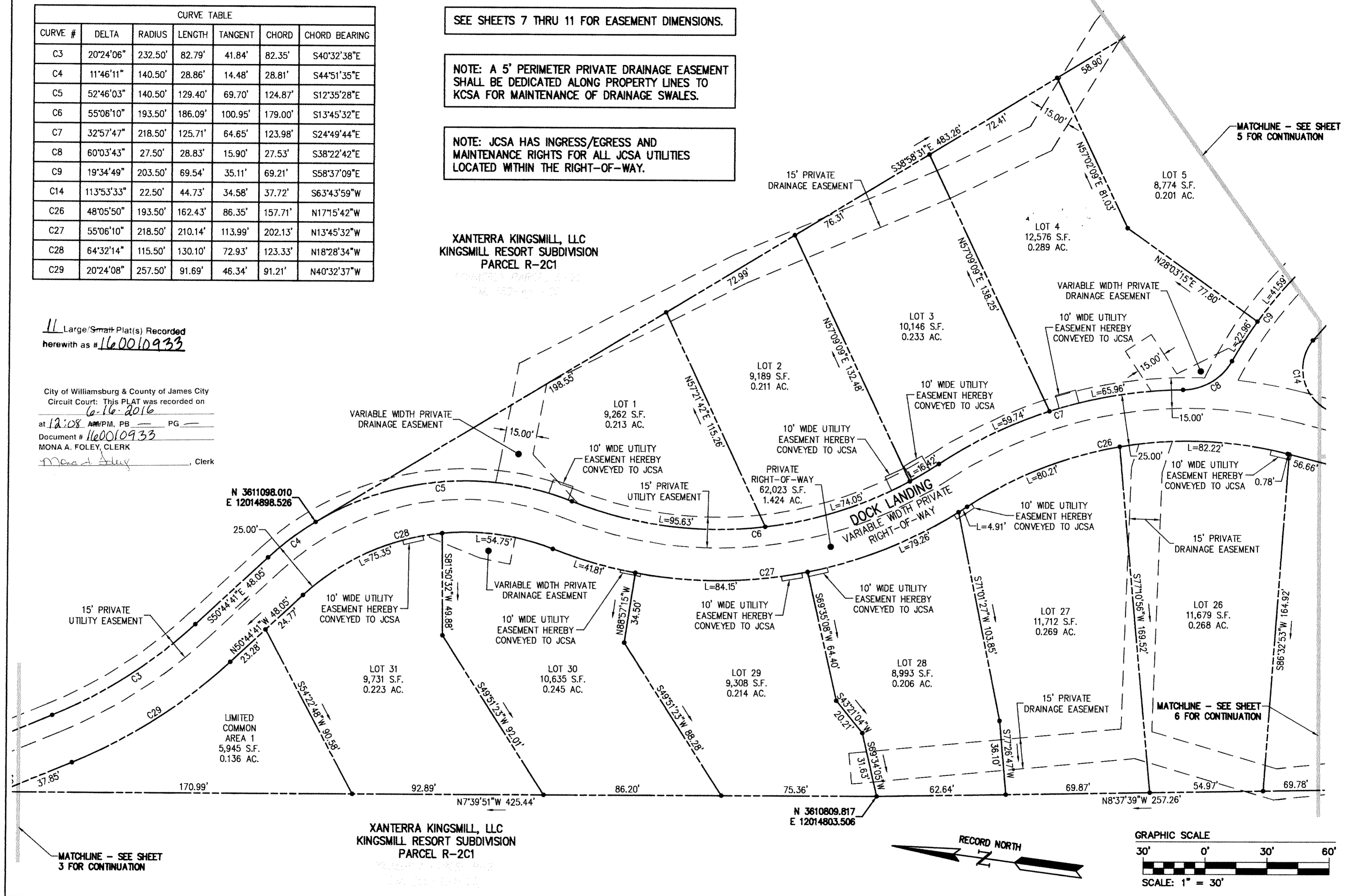
NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCASA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCASA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

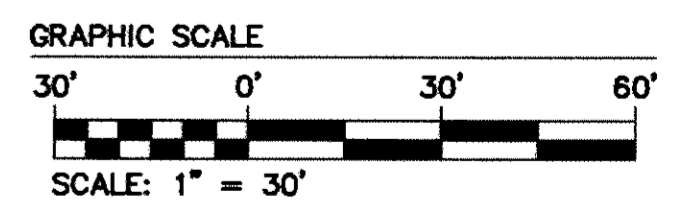
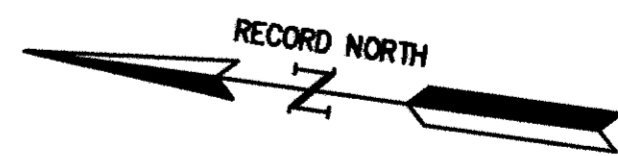
XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1

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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
6-16-2016  
at 12:08 AM/PM, PB PG  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1



Rev.	Date	Description	Revised By



**AES**  
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: 1" = 30' Date: 10/05/15  
Sheet Number  
**4 OF 11**

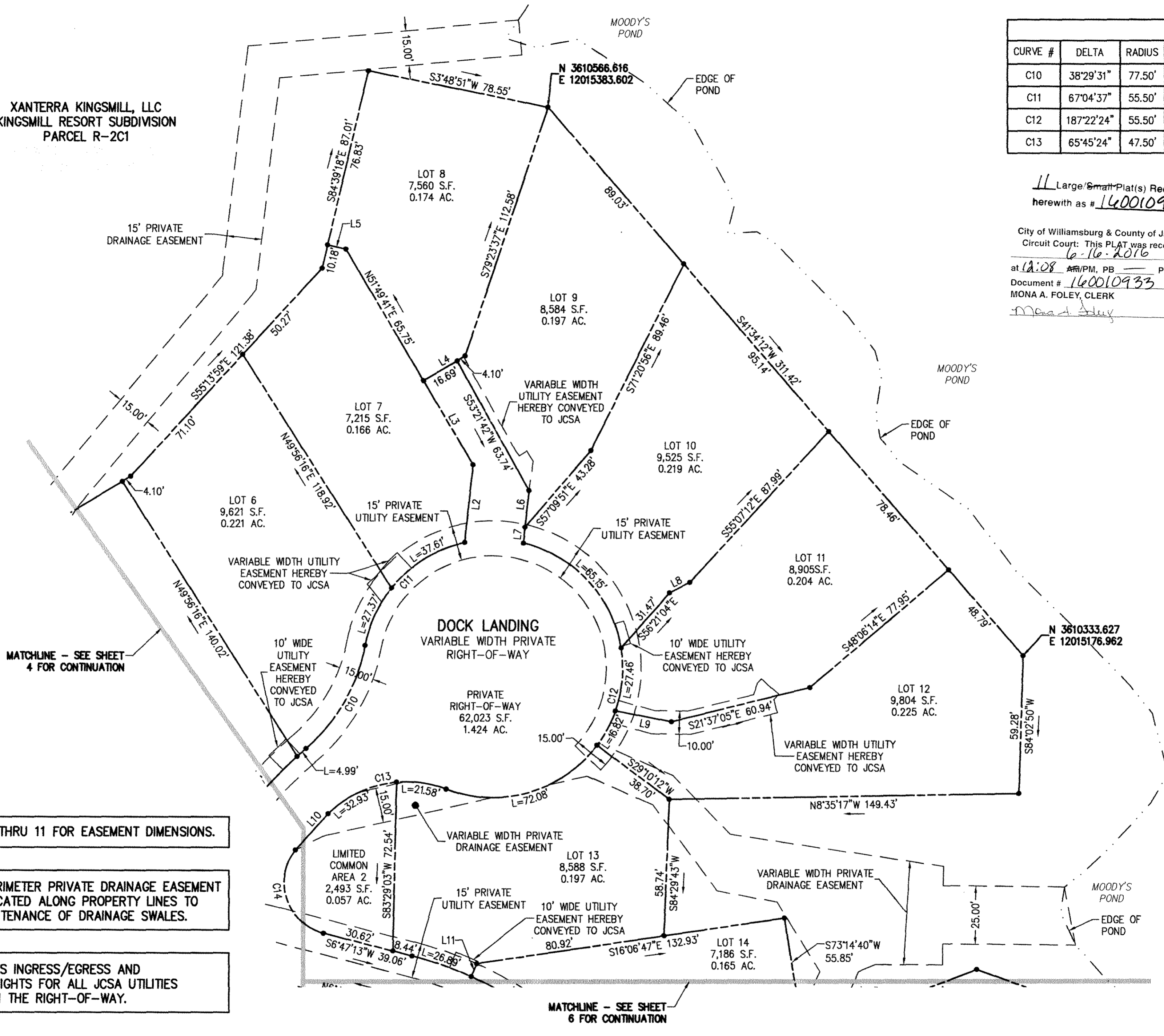
XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C10	38°29'31"	77.50'	52.07'	27.06'	51.09'	S68°04'29"E
C11	67°04'37"	55.50'	64.97'	36.79'	61.33'	S53°46'57"E
C12	187°22'24"	55.50'	181.50'	861.36'	110.77'	N80°23'47"W
C13	65°45'24"	47.50'	54.51'	30.70'	51.57'	N19°35'17"W

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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
6-16-2016  
at 12:08 PM, PB PG  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

LINE TABLE		
LINE	BEARING	LENGTH
L2	N88°28'21"E	33.65'
L3	N51°49'41"E	41.86'
L4	S38°34'01"E	20.79'
L5	N4°46'06"E	7.95'
L6	S88°28'21"W	15.85'
L7	S88°28'21"W	6.84'
L8	S35°13'56"E	9.69'
L9	S3°19'06"W	24.45'
L10	N55°52'27"W	20.82'
L11	S75°15'01"E	6.02'

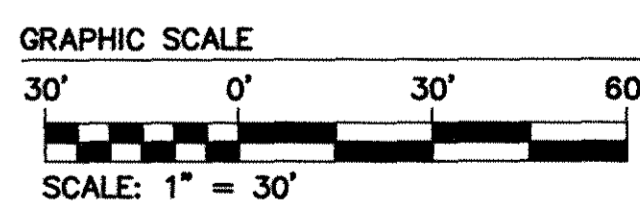
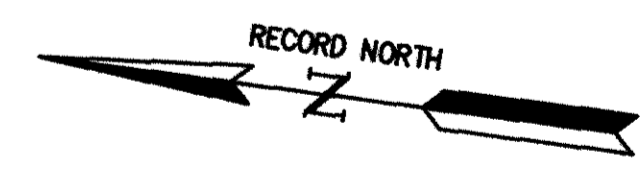


XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1

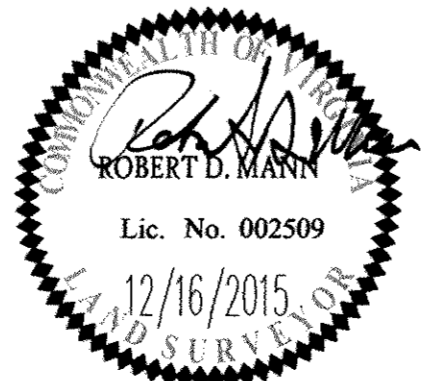
SEE SHEETS 7 THRU 11 FOR EASEMENT DIMENSIONS.

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.



Rev.	Date	Description	Revised By

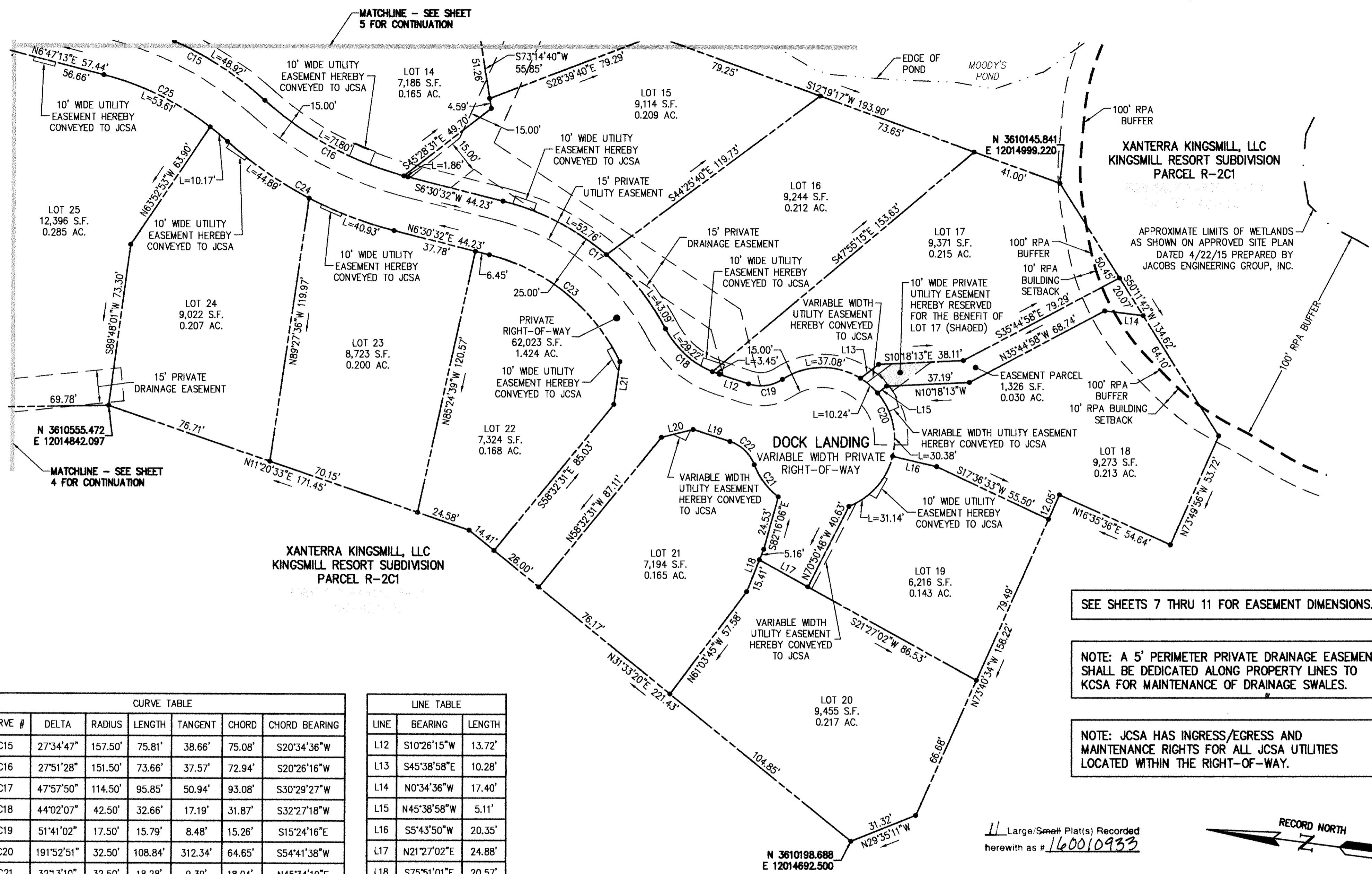


**AES**  
CONSULTING ENGINEERS  
816 Greenbrier Circle, Suite F  
Chesapeake, Virginia 23320  
Phone: (757) 410-7436  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

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: 1" = 30' Date: 10/05/15  
Sheet Number  
**5 OF 11**

160010933



SEE SHEETS 7 THRU 11 FOR EASEMENT DIMENSIONS.

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

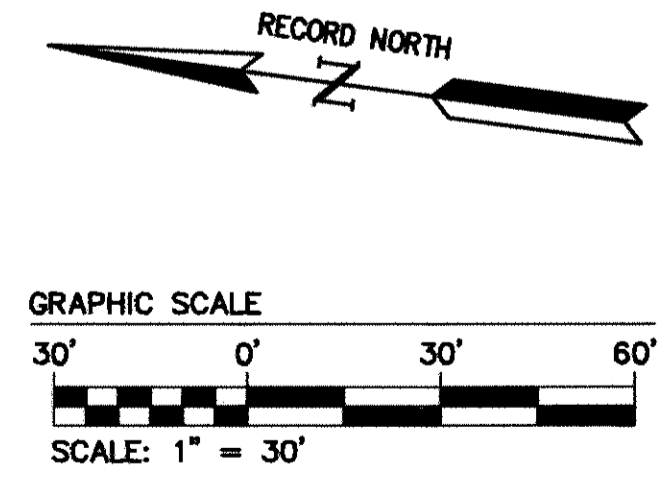
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C15	27°34'47"	157.50'	75.81'	38.66'	75.08'	S20°34'36"W
C16	27°51'28"	151.50'	73.66'	37.57'	72.94'	S20°26'16"W
C17	47°57'50"	114.50'	95.85'	50.94'	93.08'	S30°29'27"W
C18	44°02'07"	42.50'	32.66'	17.19'	31.87'	S32°27'18"W
C19	51°41'02"	17.50'	15.79'	8.48'	15.26'	S15°24'16"E
C20	191°52'51"	32.50'	108.84'	312.34'	64.65'	S54°41'38"W
C21	32°13'10"	32.50'	18.28'	9.39'	18.04'	N45°34'19"E
C22	51°14'40"	17.50'	15.65'	8.39'	15.14'	N36°03'35"E
C23	50°13'52"	89.50'	78.46'	41.95'	75.98'	N31°37'28"E
C24	27°51'28"	176.50'	85.82'	43.77'	84.97'	N20°26'16"E
C25	27°34'47"	132.50'	63.78'	32.52'	63.17'	N20°34'36"E

LINE TABLE		
LINE	BEARING	LENGTH
L12	S10°26'15"W	13.72'
L13	S45°38'58"E	10.28'
L14	N0°34'36"W	17.40'
L15	N45°38'58"W	5.11'
L16	S5°43'50"W	20.35'
L17	N21°27'02"E	24.88'
L18	S75°51'01"E	20.57'
L19	N10°26'15"E	17.42'
L20	N21°39'12"W	14.68'
L21	N89°59'31"E	19.46'

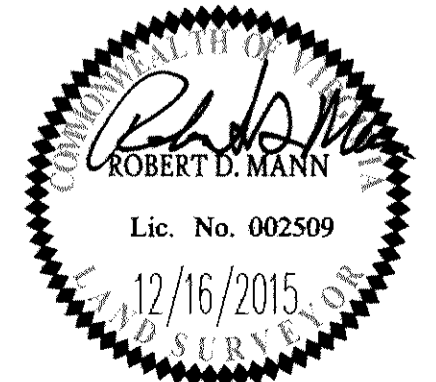
11 Large/Small Plat(s) Recorded herewith as # 160010933

N 3610198.688  
E 12014692.500

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
6-16-2016  
at 12:08 PM, PB PG  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk



Rev.	Date	Description	Revised By



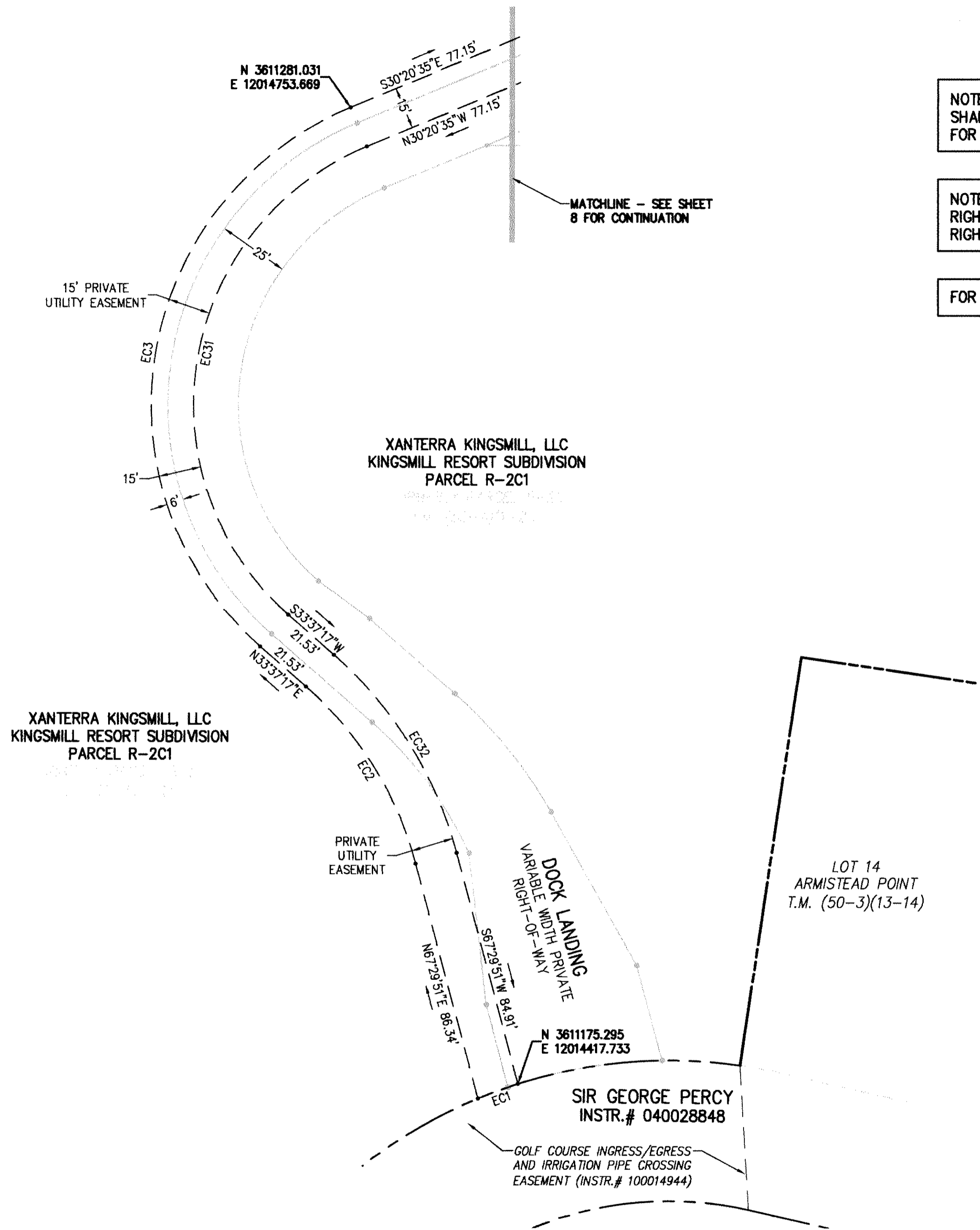
**AES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula  
816 Greenbrier Circle, Suite F  
Chesapeake, Virginia 23320  
Phone: (757) 410-7436  
www.aesva.com

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: 1" = 30'  
Date: 10/05/15  
Sheet Number  
**6 OF 11**



160010933



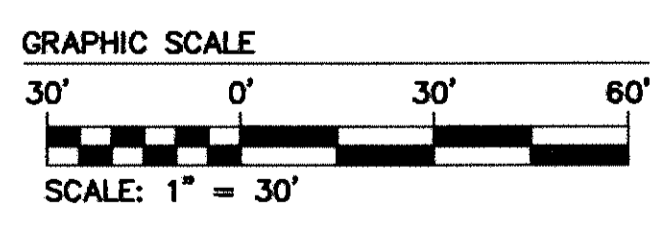
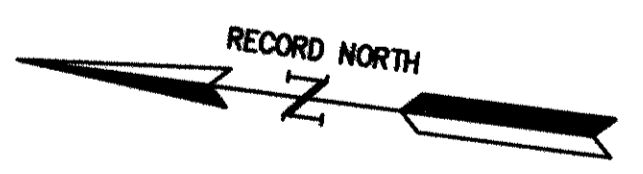
NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

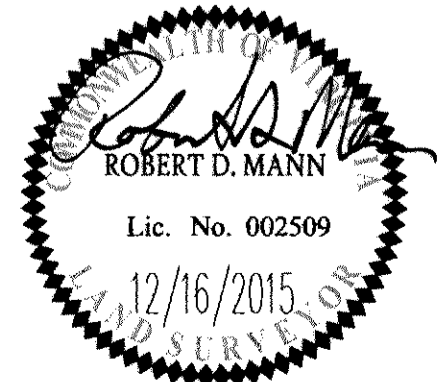
FOR EASEMENT LINE AND CURVE TABLES, SEE SHEET 11.

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

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on 6-16-2016 at 12:08 PM, PG Document # 160010933  
 MONA A. FOLEY, CLERK  
 Mona A. Foley, Clerk



Rev.	Date	Description	Revised By



**AES**  
 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:	Date:
1" = 30'	10/05/15
Sheet Number	
<b>7 OF 11</b>	

160010933

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

FOR EASEMENT LINE AND CURVE TABLES, SEE SHEET 11.

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

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 6-16-2016 at 12:08 AM/PM, PB PG Document # 160010933 MONA A. FOLEY, CLERK

XANTERRA KINGSMILL, LLC KINGSMILL RESORT SUBDIVISION PARCEL R-2C1

DOCK LANDING VARIABLE WIDTH PRIVATE RIGHT-OF-WAY

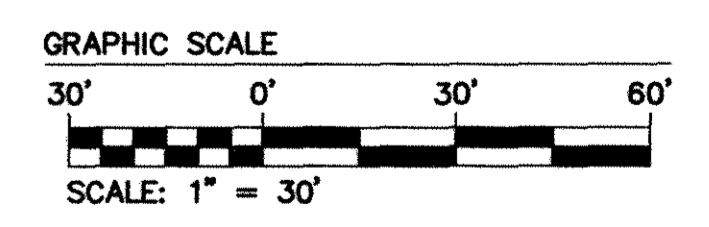
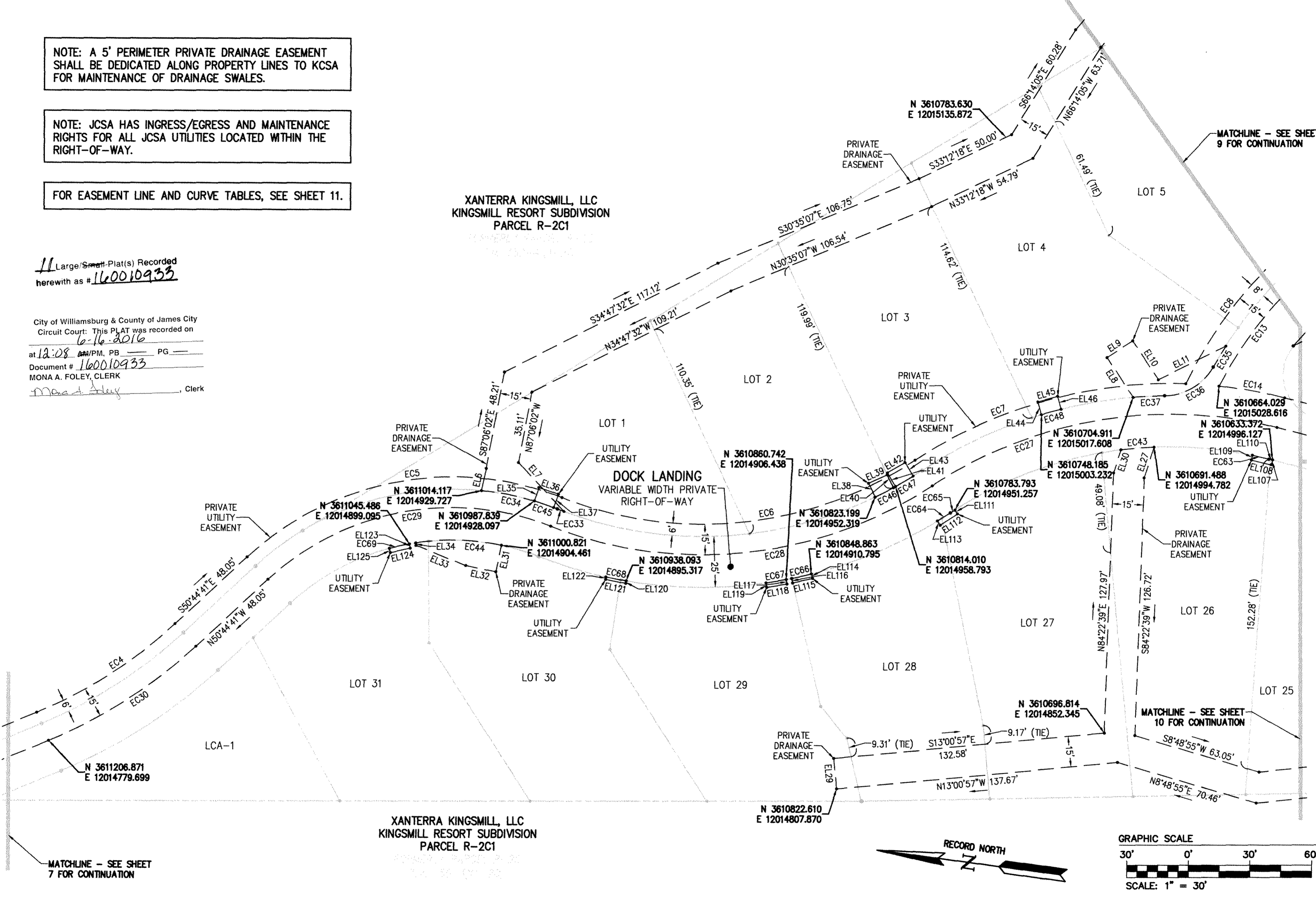
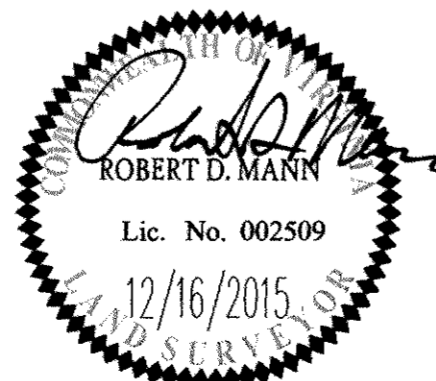


Table with 4 columns: Rev., Date, Description, Revised By. The table is currently empty.

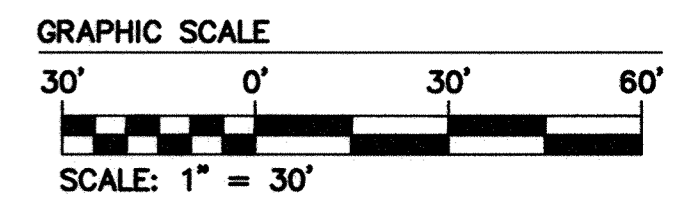
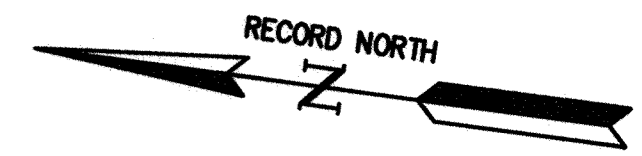


AES CONSULTING ENGINEERS logo and contact information: 816 Greenbrier Circle, Suite F, Chesapeake, Virginia 23320, Phone: (757) 410-7436, www.aesva.com

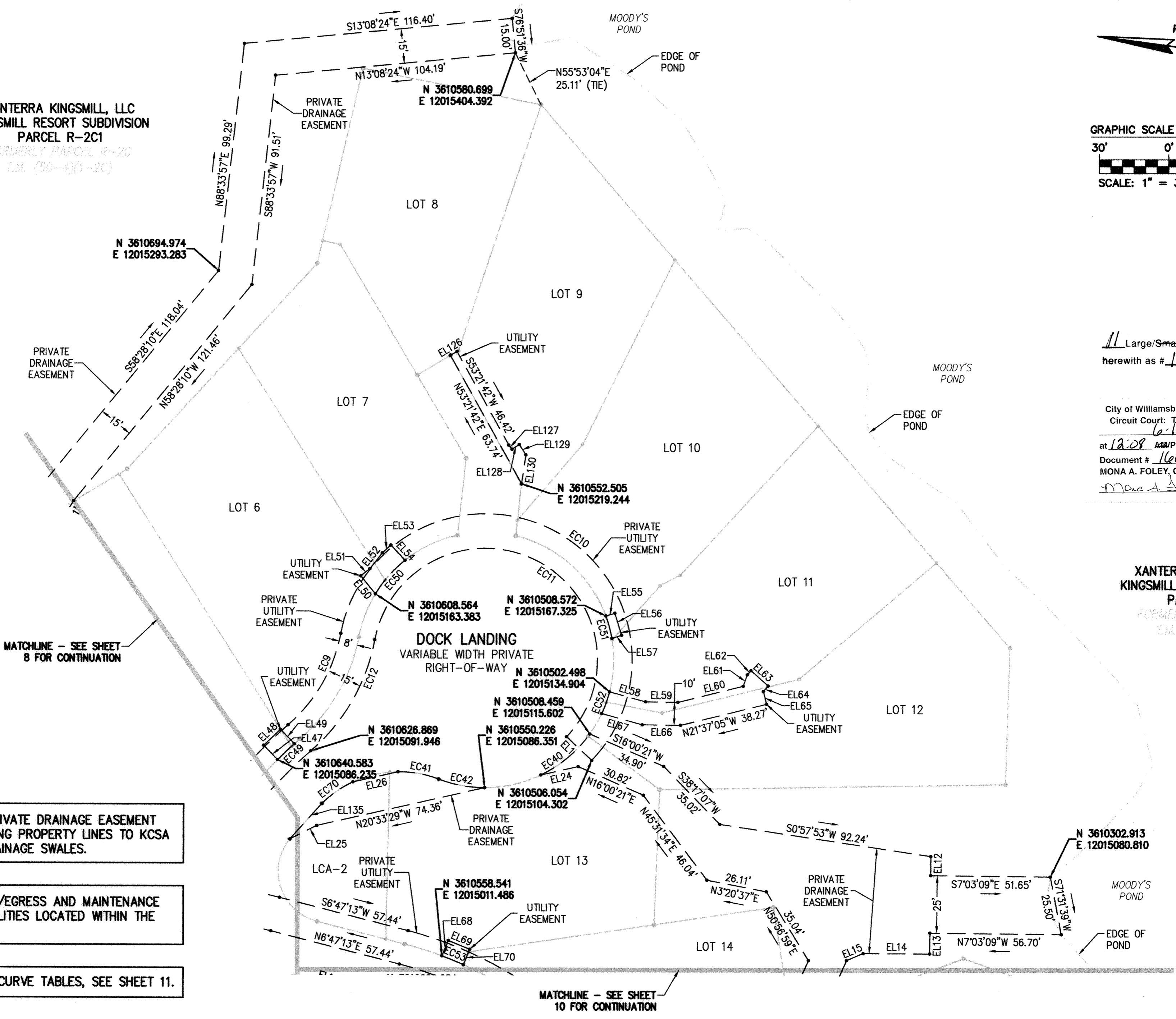
PLAT OF SUBDIVISION BURWELL'S BLUFF AT KINGSMILL ON THE JAMES FOR XANTERRA KINGSMILL, LLC. ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts: RDM, Project Number: 7753-39, Scale: 1" = 30', Date: 10/05/15, Sheet Number: 8 OF 11





XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1  
FORMERLY PARCEL R-2C  
T.M. (50-4)(1-20)



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

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
6-16-2016  
at 12:08 PM, PG. —  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

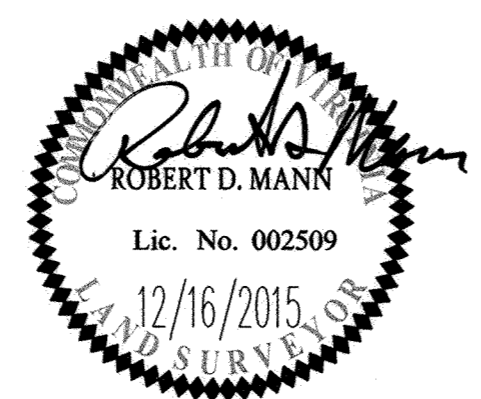
XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1  
FORMERLY PARCEL R-2C  
T.M. (50-4)(1-20)

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

FOR EASEMENT LINE AND CURVE TABLES, SEE SHEET 11.

Rev.	Date	Description	Revised By

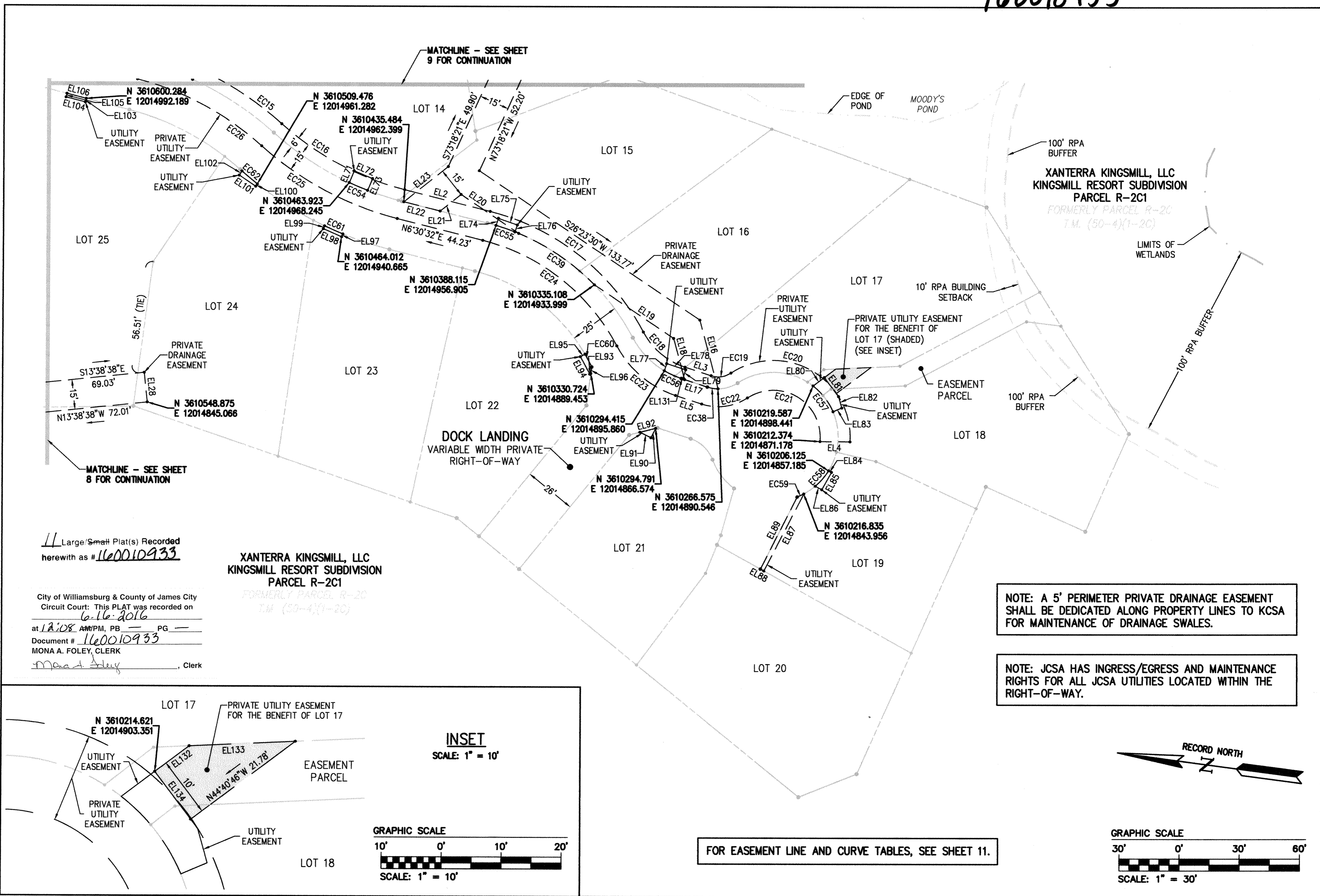


**AES**  
CONSULTING ENGINEERS  
816 Greenbrier Circle, Suite F  
Chesapeake, Virginia 23320  
Phone: (757) 410-7436  
www.aesva.com  
Hampton Roads | Central Virginia | Middle Peninsula

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:	Date:
1" = 30'	10/05/15
Sheet Number	
<b>9 OF 11</b>	

160010933



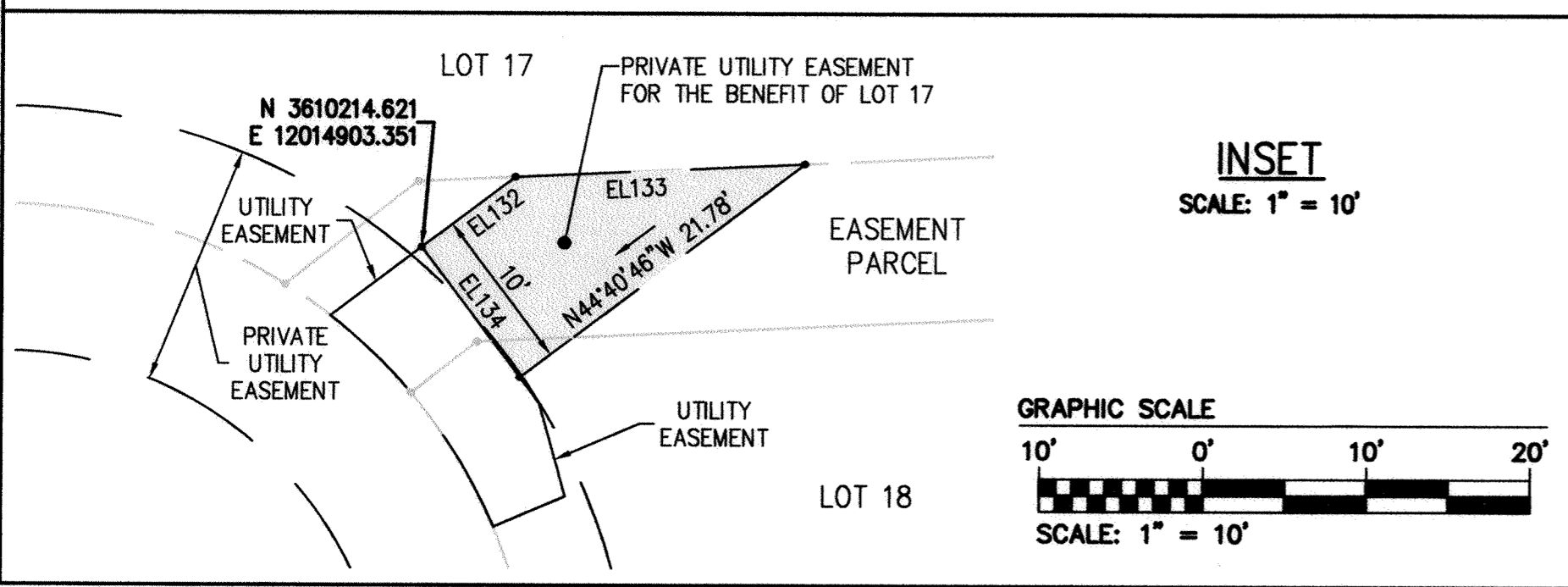
Large Small Plat(s) Recorded herewith as #160010933

XANTERRA KINGSMILL, LLC  
KINGSMILL RESORT SUBDIVISION  
PARCEL R-2C1  
FORMERLY PARCEL R-2C  
T.M. (50-4)(1-20)

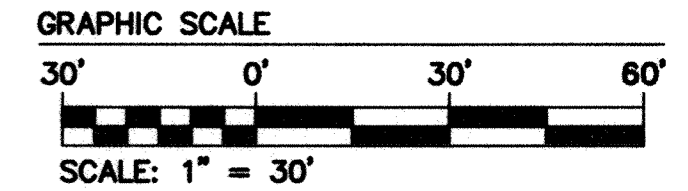
City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
6-16-2016  
at 12:08 AM/PM, PB PG  
Document # 160010933  
MONA A. FOLEY, CLERK  
Mona A. Foley, Clerk

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

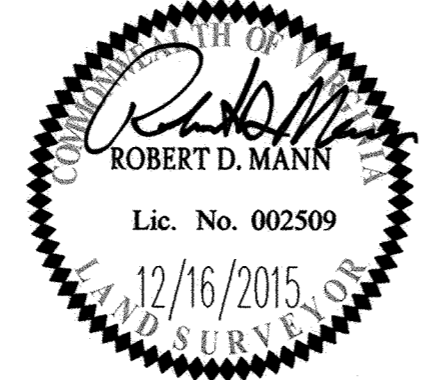
NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.



FOR EASEMENT LINE AND CURVE TABLES, SEE SHEET 11.



Rev.	Date	Description	Revised By



**AES**  
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	10 OF 11



160010933

EASEMENT CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows EC1 to EC24.

EASEMENT CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows EC25 to EC48.

EASEMENT CURVE TABLE with columns: CURVE #, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Rows EC49 to EC70.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL1 to EL15.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL16 to EL30.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL31 to EL45.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL46 to EL60.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL61 to EL75.

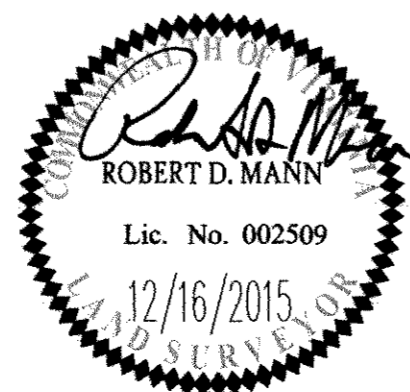
EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL76 to EL90.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL91 to EL105.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL106 to EL120.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Rows EL121 to EL135.

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 6-16-2016 at 12:08 PM, PG 1. Document # 160010933. MONA A. FOLEY, CLERK.



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

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: NONE Date: 10/05/15 Sheet Number 11 OF 11