

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ESCALANTE KINGSMILL DEVELOPMENT, LLC, AND WAS ACQUIRED AS FOLLOWS:

- TAX PARCEL NO. 5031400001A (LCA-1, LCA-2, AND EASEMENT PARCELS)
- TAX PARCEL NO. 5031400001B (DOCK LANDING PRIVATE RIGHT-OF-WAY)
- TAX PARCEL NO. 5031400001 (LOT 1)
- TAX PARCEL NO. 5031400002 (LOT 2)
- TAX PARCEL NO. 5031400003 (LOT 3)
- TAX PARCEL NO. 5031400004 (LOT 4)
- TAX PARCEL NO. 5031400005 (LOT 5)
- TAX PARCEL NO. 5031400006 (LOT 6)
- TAX PARCEL NO. 5031400007 (LOT 7)
- TAX PARCEL NO. 5031400008 (LOT 8)
- TAX PARCEL NO. 5031400009 (LOT 9)
- TAX PARCEL NO. 5031400010 (LOT 10)
- TAX PARCEL NO. 5031400011 (LOT 11)
- TAX PARCEL NO. 5031400013 (LOT 13)
- TAX PARCEL NO. 5031400014 (LOT 14)
- TAX PARCEL NO. 5031400015 (LOT 15)
- TAX PARCEL NO. 5031400016 (LOT 16)
- TAX PARCEL NO. 5031400022 (LOT 22)
- TAX PARCEL NO. 5031400023 (LOT 23)
- TAX PARCEL NO. 5031400025 (LOT 25)
- TAX PARCEL NO. 5031400026 (LOT 26)
- TAX PARCEL NO. 5031400027 (LOT 27)
- TAX PARCEL NO. 5031400030 (LOT 30)
- TAX PARCEL NO. 5031400031 (LOT 31)

FROM XANTERRA KINGSMILL, LLC, BY DEED DATED MAY 12, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170009895.

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.

[Signature]
 NAME: **Elcio Silva**
 TITLE: **Secretary**
 DATE: **8/30/17**

CERTIFICATE OF NOTARIZATION

STATE OF **Texas**
 CITY/COUNTY OF **Tarrant**
 I, **Jan L. Hulse** 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 **30** DAY OF **August**, 20**17**
 MY COMMISSION EXPIRES **3/27/20**
[Signature]
 NOTARY PUBLIC
 NOTARY REGISTRATION NUMBER: **126 46 2228**

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 AS FOLLOWS:

- TAX PARCEL NO. 5031400021 (LOT 21)
- TAX PARCEL NO. 5031400024 (LOT 24)

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.

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.

[Signature] **8-21-17**
 NAME: **GORDON R TAYLOR** DATE
 TITLE: **VICE PRESIDENT**

CERTIFICATE OF NOTARIZATION

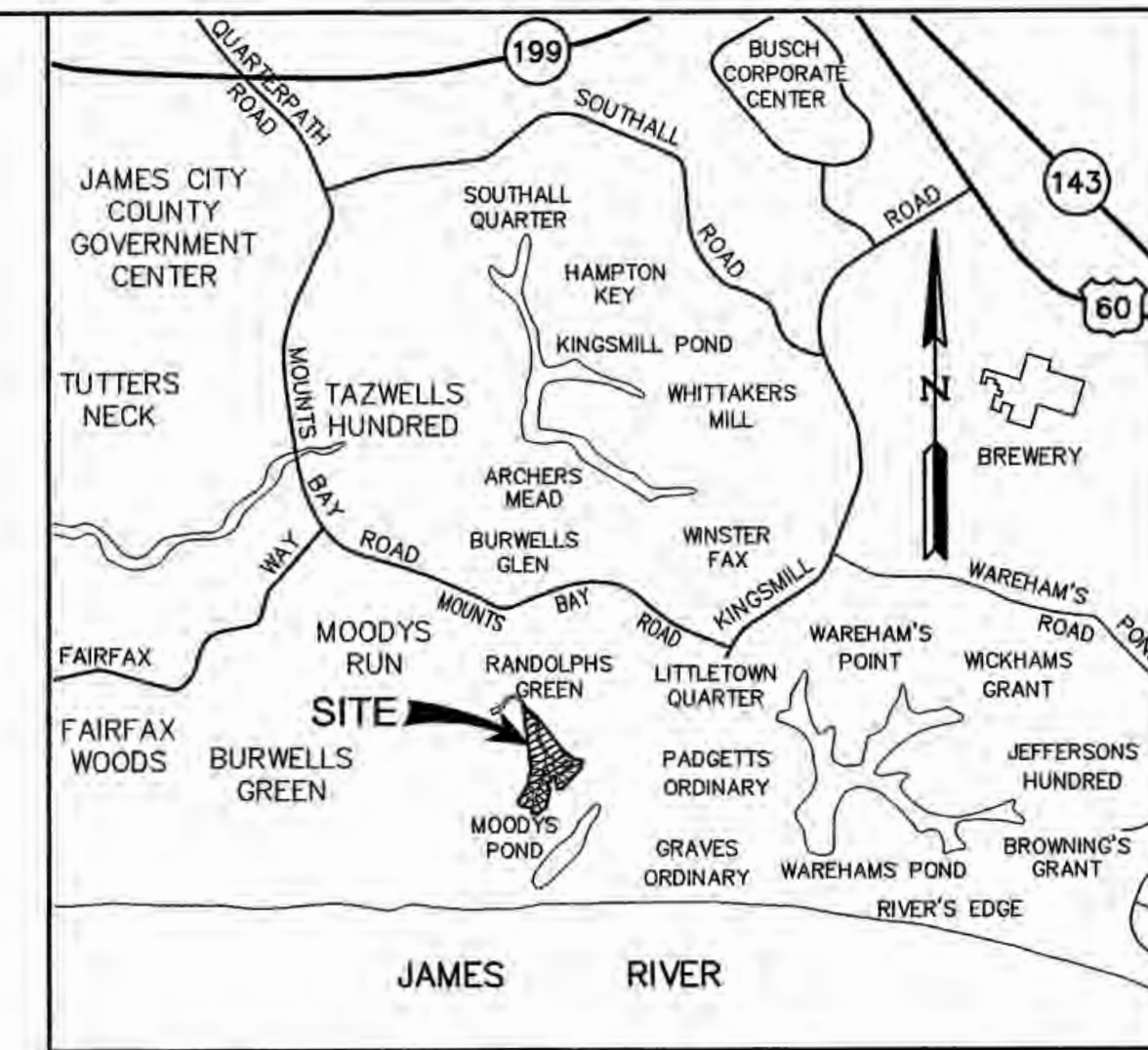
STATE OF **COLORADO**
 CITY/COUNTY OF **GREENWOOD VILLAGE / ARAPAHOE**
 I, **LISA K. CELANIA** A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS **21st** DAY OF **AUGUST**, 20**17**
 MY COMMISSION EXPIRES **JUNE 1, 2019**
[Signature]
 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.

[Signature] **6/30/2017**
 ROBERT D. MANN, L.S. DATE



VICINITY MAP
 SCALE: 1"=2000'

SEE SHEET 4 FOR GENERAL NOTES.

CERTIFICATE OF APPROVAL

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

[Signature] **12/5/17**
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

6 Large/Small Plat(s) Recorded
 herewith as # **170023305**

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT.
 THIS **11th** DAY OF **December**, 20**17**.
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ **10:31 AM**
 INSTRUMENT # **170023305**
 TESTE: *[Signature]* **MONA J. 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 RESUBDIVISION
 LOTS 14, 15, 21 AND 22
BURWELL'S BLUFF
 AT
 KINGSMILL ON THE JAMES
 FOR
 ESCALANTE KINGSMILL DEVELOPMENT, LLC
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale:	Date:
AS SHOWN	06/30/17
Sheet Number	
1 OF 6	

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JOHN P. AND LORRAINE A. DRAGO AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400012 (LOT 12) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED OCTOBER 7, 2016, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 160018621.

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.

John Drago 7/31/17
John Drago 7/31/17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 31st DAY OF July, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JENNIFER STAPLES, TRUSTEE, OF THE JENNIFER STAPLES REVOCABLE TRUST DATED AUGUST 16, 2016, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400020 (LOT 20) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED APRIL 25, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170008761.

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.

Jennifer N. Staples 7/31/17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 31st DAY OF July, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BAILEY G. AND MARY R. WALSH AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400017 (LOT 17) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED FEBRUARY 24, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170004275.

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.

Mary Webb 7/31/2017
TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 31st DAY OF July, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SUSAN JILL MEHALL, TRUSTEE, OF THE SUSAN JILL MEHALL REVOCABLE LIVING TRUST, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400028 (LOT 28) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED APRIL 13, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170007776.

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.

Schelle 8/15/17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 August, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JIMMY S. AND LATA LOVELL AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400018 (LOT 18) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED JUNE 28, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170013486.

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.

Jimmy S. Lovell 7/31/17
Lata Lovell 7/31/17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 31st DAY OF July, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF PHILIP DAVID AND DEBORAH P. KANOV AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400029 (LOT 29) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED SEPTEMBER 12, 2016, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 160016354.

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.

Philip David Kanoy 8-8-17
Deborah P. Kanoy 8-8-17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 8th DAY OF August, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF PETER AND Keri GORE AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL NO. 5031400019 (LOT 19) FROM XANTERRA KINGSMILL, LLC, BY DEED DATED MARCH 24, 2017, RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA, AS INSTRUMENT # 170006699.

OWNER'S CONSENT AND DEDICATION

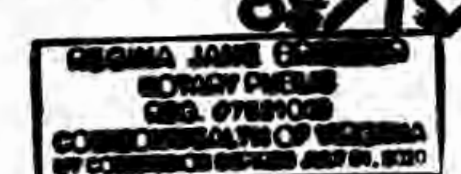
THE SUBDIVISION OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.

Keri Gore 7/31/17
Peter Gore 8/15/17
NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF James City
Regina Brimmer
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 31st DAY OF July, 2017
MY COMMISSION EXPIRES July 31, 2020
Reg B NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7521042

Keri Gore witnessed on 08/15/17
Reg B



SEE SHEET 4 FOR GENERAL NOTES.

Large/Small Plat(s) Recorded herewith as # 170023305

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on Dec. 11, 2017
Document # 170023305
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk
Gustavo Zubillaga, D.C.

Table with 4 columns: 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 RESUBDIVISION
LOTS 14, 15, 21 AND 22
BURWELL'S BLUFF
AT
KINGSMILL ON THE JAMES
FOR
ESCALANTE KINGSMILL DEVELOPMENT, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM
Project Number: 7753-39
Scale: AS SHOWN Date: 06/30/17
Sheet Number: 2 OF 6

AREA TABULATION
BURWELL'S BLUFF
(29 LOTS)

	SQUARE FEET	ACRES
AREA OF RESIDENTIAL LOTS 1-29	266,484 S.F.±	6.118 AC.±
AREA OF PRIVATE RIGHT-OF-WAY (COMMON AREA)	57,784 S.F.±	1.327 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.±
AREA OF LIMITED COMMON AREA "LCA-3"	368 S.F.±	0.008 AC.±
AREA OF LIMITED COMMON AREA "LCA-4"	2,552 S.F.±	0.059 AC.±
AREA OF EASEMENT PARCEL 2	794 S.F.±	0.018 AC.±
TOTAL AREA SUBDIVIDED (AREA COMPUTED TO SURVEY LINES)	337,728 S.F.±	7.753 AC.±
AVERAGE LOT SIZE	9,189 S.F.±	0.211 AC.±
SMALLEST LOT (LOT 19)	6,216 S.F.±	0.143 AC.±
LARGEST LOT (LOT 4)	12,576 S.F.±	0.289 AC.±
GROSS LOTS PER ACRE	3.528	

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
- LCA LIMITED COMMON AREA



NOW OR FORMERLY
ESCALANTE KINGSMILL
DEVELOPMENT, LLC
INSTR.# 170009894
COTTAGES ON THE JAMES
PARCEL R-2A
INSTR.# 130022751

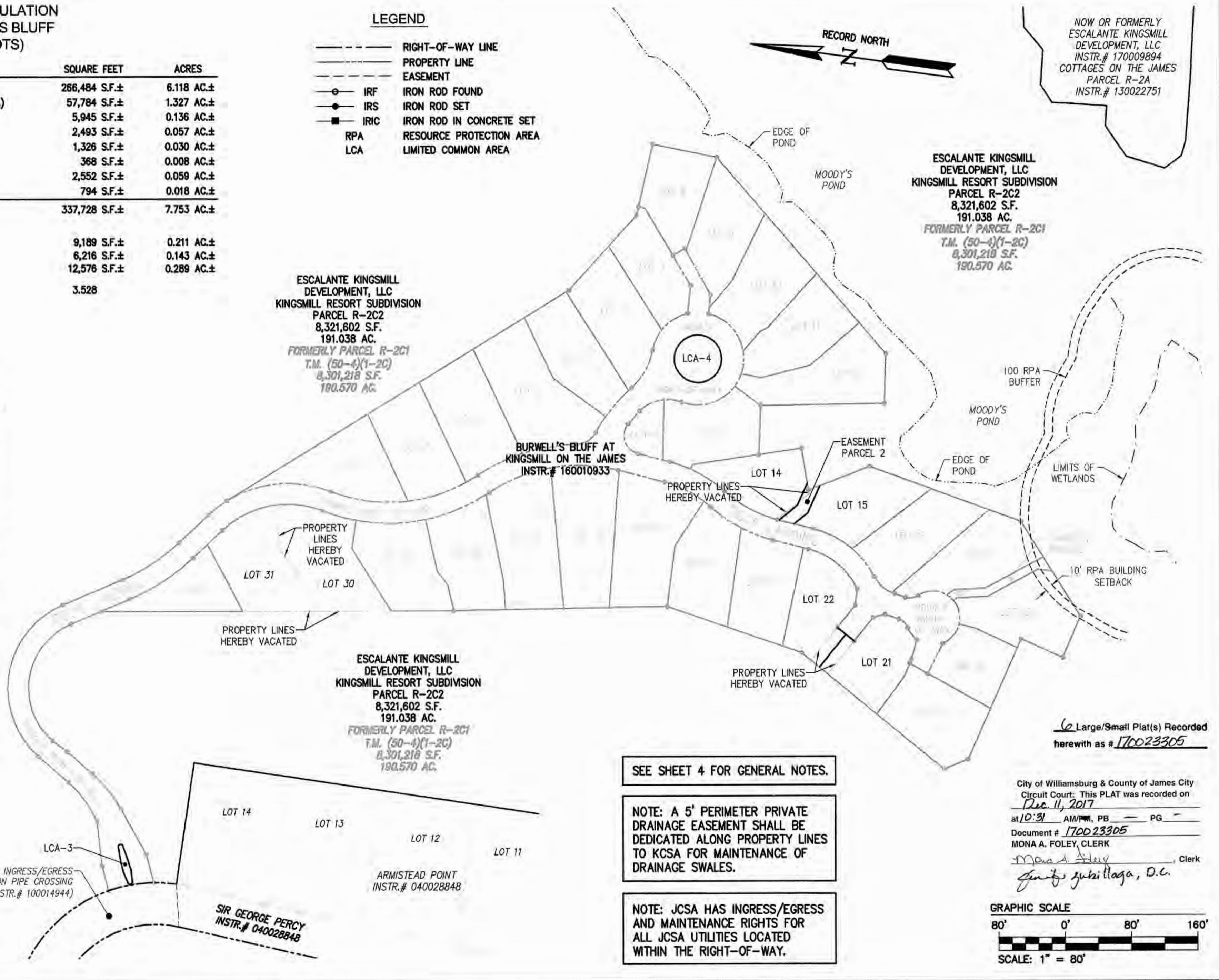
ESCALANTE KINGSMILL
DEVELOPMENT, LLC
KINGSMILL RESORT SUBDIVISION
PARCEL R-2C2
8,321,602 S.F.
191.038 AC.
FORMERLY PARCEL R-2C1
T.M. (50-4)(1-2C)
8,301,218 S.F.
190.570 AC.

ESCALANTE KINGSMILL
DEVELOPMENT, LLC
KINGSMILL RESORT SUBDIVISION
PARCEL R-2C2
8,321,602 S.F.
191.038 AC.
FORMERLY PARCEL R-2C1
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ESCALANTE KINGSMILL
DEVELOPMENT, LLC
KINGSMILL RESORT SUBDIVISION
PARCEL R-2C2
8,321,602 S.F.
191.038 AC.
FORMERLY PARCEL R-2C1
T.M. (50-4)(1-2C)
8,301,218 S.F.
190.570 AC.

LOT NUMBER & ADDRESS TABLE

LOT NO.	ADDRESS	TAX PARCEL ID
LOT 1	601 DOCK LANDING	5031400001
LOT 2	602 DOCK LANDING	5031400002
LOT 3	603 DOCK LANDING	5031400003
LOT 4	604 DOCK LANDING	5031400004
LOT 5	605 DOCK LANDING	5031400005
LOT 6	606 DOCK LANDING	5031400006
LOT 7	607 DOCK LANDING	5031400007
LOT 8	608 DOCK LANDING	5031400008
LOT 9	609 DOCK LANDING	5031400009
LOT 10	610 DOCK LANDING	5031400010
LOT 11	611 DOCK LANDING	5031400011
LOT 12	612 DOCK LANDING	5031400012
LOT 13	613 DOCK LANDING	5031400013
LOT 14	614 DOCK LANDING	5031400014
LOT 15	615 DOCK LANDING	5031400015
LOT 16	616 DOCK LANDING	5031400016
LOT 17	617 DOCK LANDING	5031400017
LOT 18	618 DOCK LANDING	5031400018
LOT 19	619 DOCK LANDING	5031400019
LOT 20	620 DOCK LANDING	5031400020
LOT 21	621 DOCK LANDING	5031400021
LOT 22	622 DOCK LANDING	5031400022
LOT 23	623 DOCK LANDING	5031400023
LOT 24	624 DOCK LANDING	5031400024
LOT 25	625 DOCK LANDING	5031400025
LOT 26	626 DOCK LANDING	5031400026
LOT 27	627 DOCK LANDING	5031400027
LOT 28	628 DOCK LANDING	5031400028
LOT 29	629 DOCK LANDING	5031400029
LOT 30	630 DOCK LANDING	5031400030
LOT 31	631 DOCK LANDING	5031400031



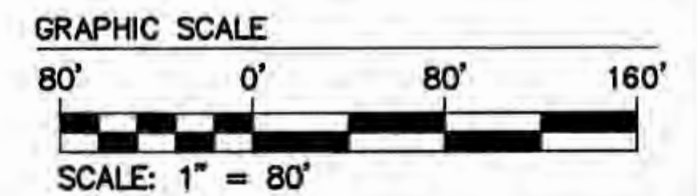
6 Large/Small Plat(s) Recorded
herewith as # 170023305

SEE SHEET 4 FOR GENERAL NOTES.

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.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec 11, 2017
at 10:31 AM/PM, PB - PG -
Document # 170023305
MONA A. FOLEY, CLERK
Mona A. Foley Clerk
Guillermo J. Ortega, D.C.

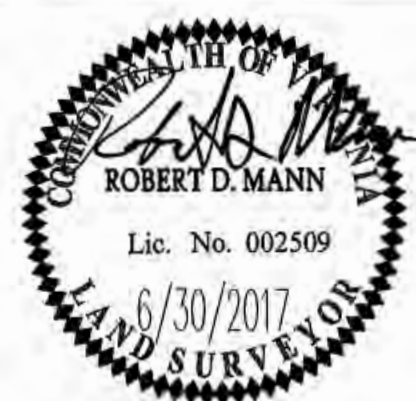


GOLF COURSE INGRESS/EGRESS
AND IRRIGATION PIPE CROSSING
EASEMENT (INSTR.# 100014944)

SIR GEORGE PERCY
INSTR.# 040028848

ARMISTEAD POINT
INSTR.# 040028848

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 RESUBDIVISION
LOTS 14, 15, 21, 22, 30, AND 31
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES
AND
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION
FOR
ESCALANTE KINGSMILL DEVELOPMENT, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM
Project Number: 7753-39
Scale: 1" = 80' Date: 6/30/2017
Sheet Number
3 OF 6

GENERAL NOTES:

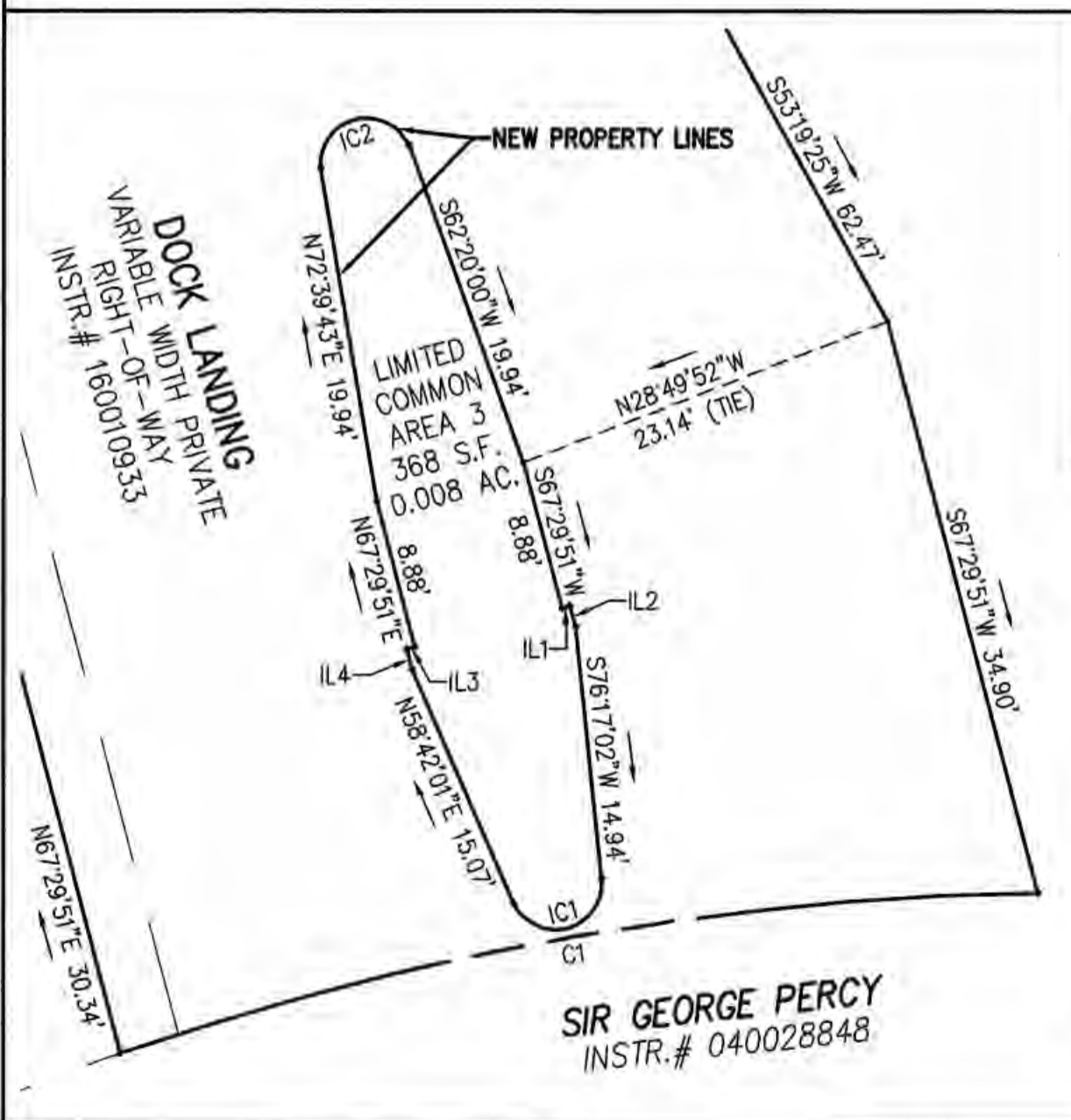
- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL (50-4)(1-2D) AND A PORTION OF TAX MAP PARCEL (50-4)(1-2C).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, 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 ESCALANTE KINGSMILL DEVELOPMENT, 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 ESCALANTE KINGSMILL DEVELOPMENT, LLC.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENT" 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.
- REFERENCE INSTRUMENT # 160003632 FOR PLAT OF WATER PIPELINE EASEMENT TO NEWPORT NEWS WATERWORKS.
- REFERENCE INSTRUMENT # 160010933 FOR SUBDIVISION PLAT AND EASEMENTS RECORDED THEREON.

Large/Small Plat(s) Recorded
herewith as # 170023305

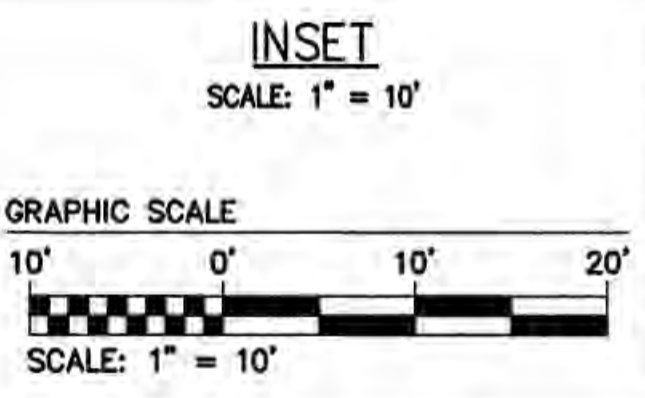
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec 11, 2017
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Document # 170023305
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk
Janet Zabillaga, D.C.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°08'58"	175.00'	55.43'	27.95'	55.20'	N17°35'24"W
C2	24°18'27"	137.50'	58.33'	29.61'	57.90'	N45°46'31"E
C3	19°11'44"	162.50'	54.44'	27.48'	54.19'	S43°13'09"W

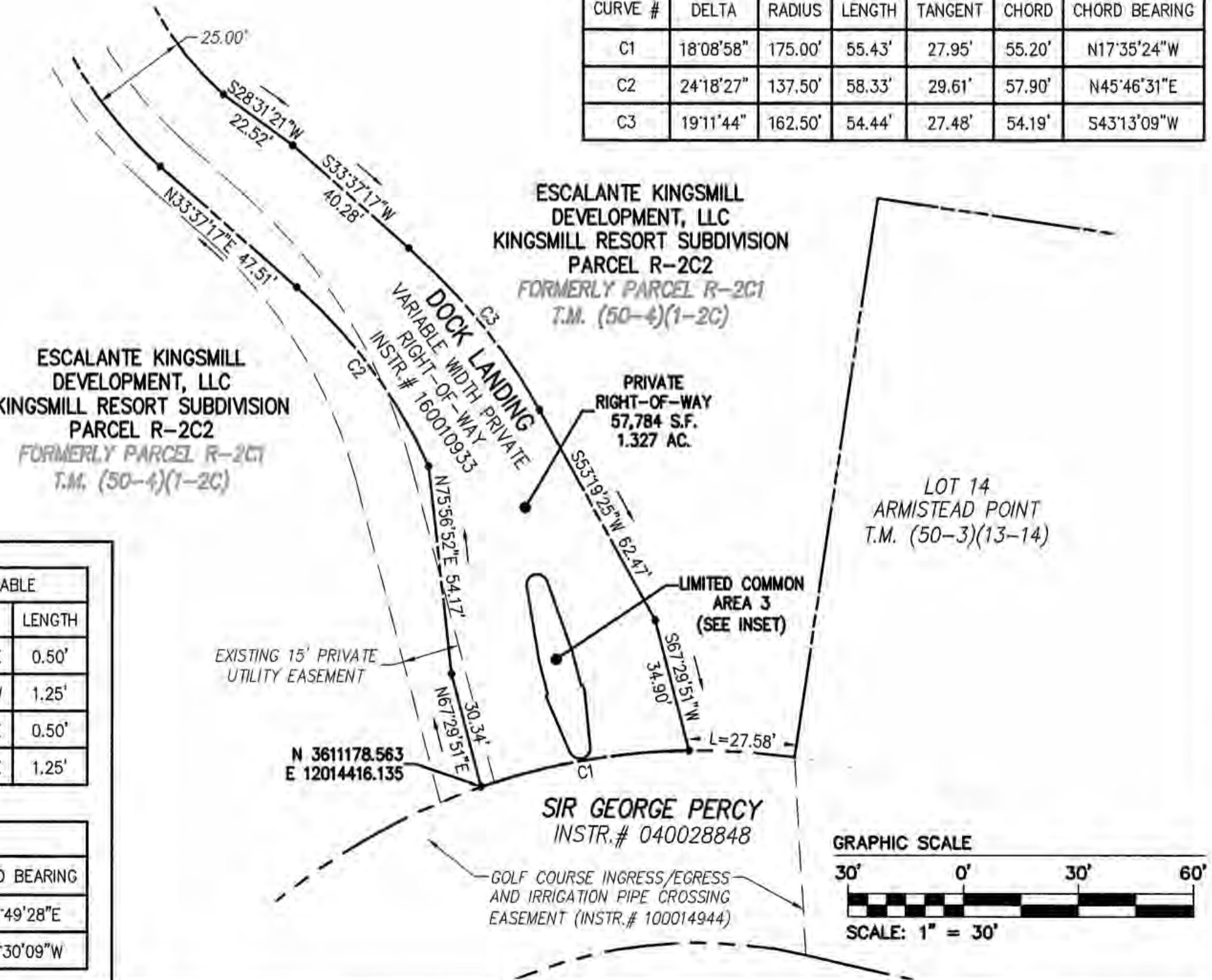


NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

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



INSET CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
IC1	159°47'00"	2.75'	7.67'	15.43'	5.41'	S23°49'28"E
IC2	159°20'33"	2.75'	7.65'	15.09'	5.41'	N22°30'09"W



Rev.	Date	Description	Revised By



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CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

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Phone: (757) 410-7436
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PLAT OF RESUBDIVISION
LOTS 14, 15, 21, 22, 30, AND 31
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES
AND
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION
FOR
ESCALANTE KINGSMILL DEVELOPMENT, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: RDM
Project Number: 7753-39
Scale: AS SHOWN Date: 6/30/2017
Sheet Number
4 OF 6

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C4	20°24'06"	232.50'	82.79'	41.84'	82.35'	S40°32'38"E
C5	11°46'11"	140.50'	28.86'	14.48'	28.81'	S44°51'35"E
C6	52°46'03"	140.50'	129.40'	69.70'	124.87'	S12°35'28"E
C7	55°06'10"	193.50'	186.09'	100.95'	179.00'	S13°45'32"E
C8	55°06'10"	218.50'	210.14'	113.99'	202.13'	N13°45'32"W
C9	64°32'14"	115.50'	130.10'	72.93'	123.33'	N18°28'34"W
C10	20°24'08"	257.50'	91.69'	46.34'	91.21'	N40°32'37"W

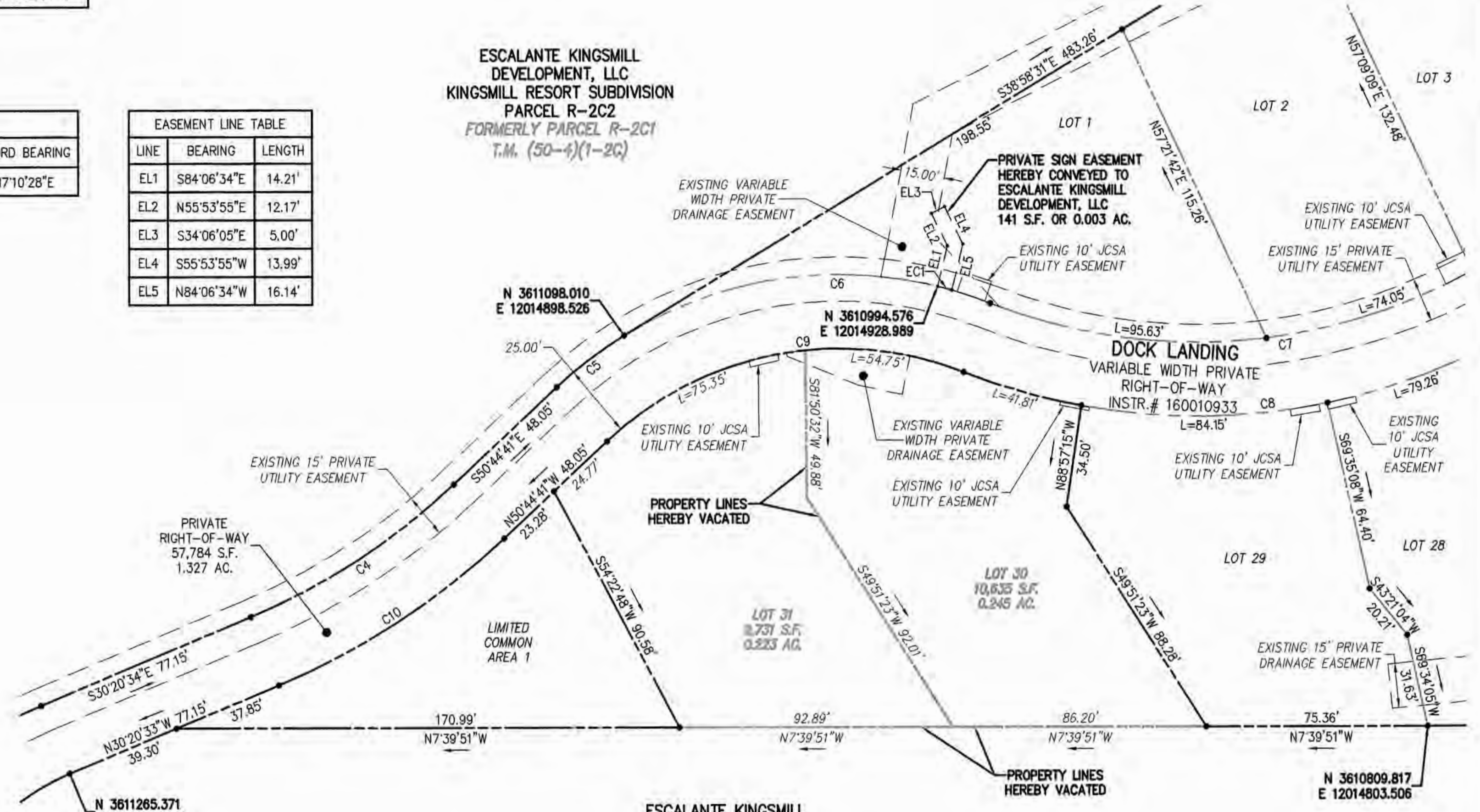
NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.

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

SEE SHEET 4 FOR GENERAL NOTES.

EASEMENT CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
EC1	2°02'23"	140.50'	5.00'	2.50'	5.00'	N7°10'28"E

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	S84°06'34"E	14.21'
EL2	N55°53'55"E	12.17'
EL3	S34°06'05"E	5.00'
EL4	S55°53'55"W	13.99'
EL5	N84°06'34"W	16.14'

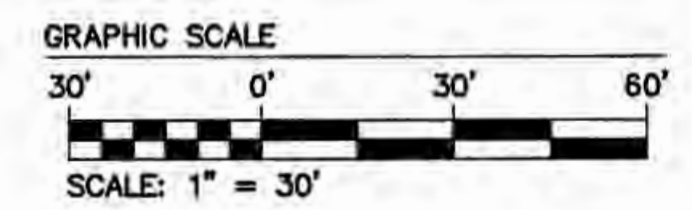


6 Large/Small Plat(s) Recorded
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ESCALANTE KINGSMILL DEVELOPMENT, LLC
 KINGSMILL RESORT SUBDIVISION
 PARCEL R-2C2
 FORMERLY PARCEL R-2C1
 T.M. (50-4)(1-2C)



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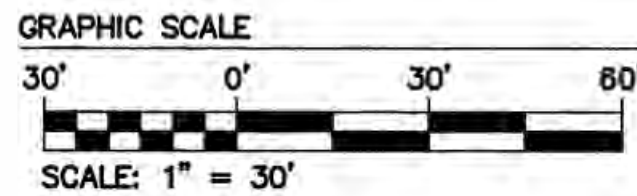
PLAT OF RESUBDIVISION
 LOTS 14, 15, 21, 22, 30, AND 31
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES
 AND
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION
 FOR
 ESCALANTE KINGSMILL DEVELOPMENT, LLC
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale:	1" = 30'
Date:	8/30/2017
Sheet Number:	5 OF 6

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C11	180°00'00"	28.50'	89.54'	INFINITY	57.00'	N90°00'00"W
C12	180°00'00"	28.50'	89.54'	INFINITY	57.00'	N90°00'00"E
C13	27°34'47"	157.50'	75.81'	38.66'	75.08'	N20°34'36"E
C14	27°51'28"	151.50'	73.66'	37.57'	72.94'	N20°26'16"E
C15	47°57'50"	114.50'	95.85'	50.94'	93.08'	N30°29'27"E
C16	50°13'52"	89.50'	78.46'	41.95'	75.98'	S31°37'28"W
C17	51°14'40"	17.50'	15.65'	8.39'	15.14'	S36°03'35"W
C18	32°13'10"	32.50'	18.28'	9.39'	18.04'	S45°34'19"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°15'01"E	6.02'
L2	N73°18'21"W	29.30'
L3	N46°19'41"W	28.47'
L4	S46°19'41"E	20.70'
L5	S73°18'21"E	35.74'

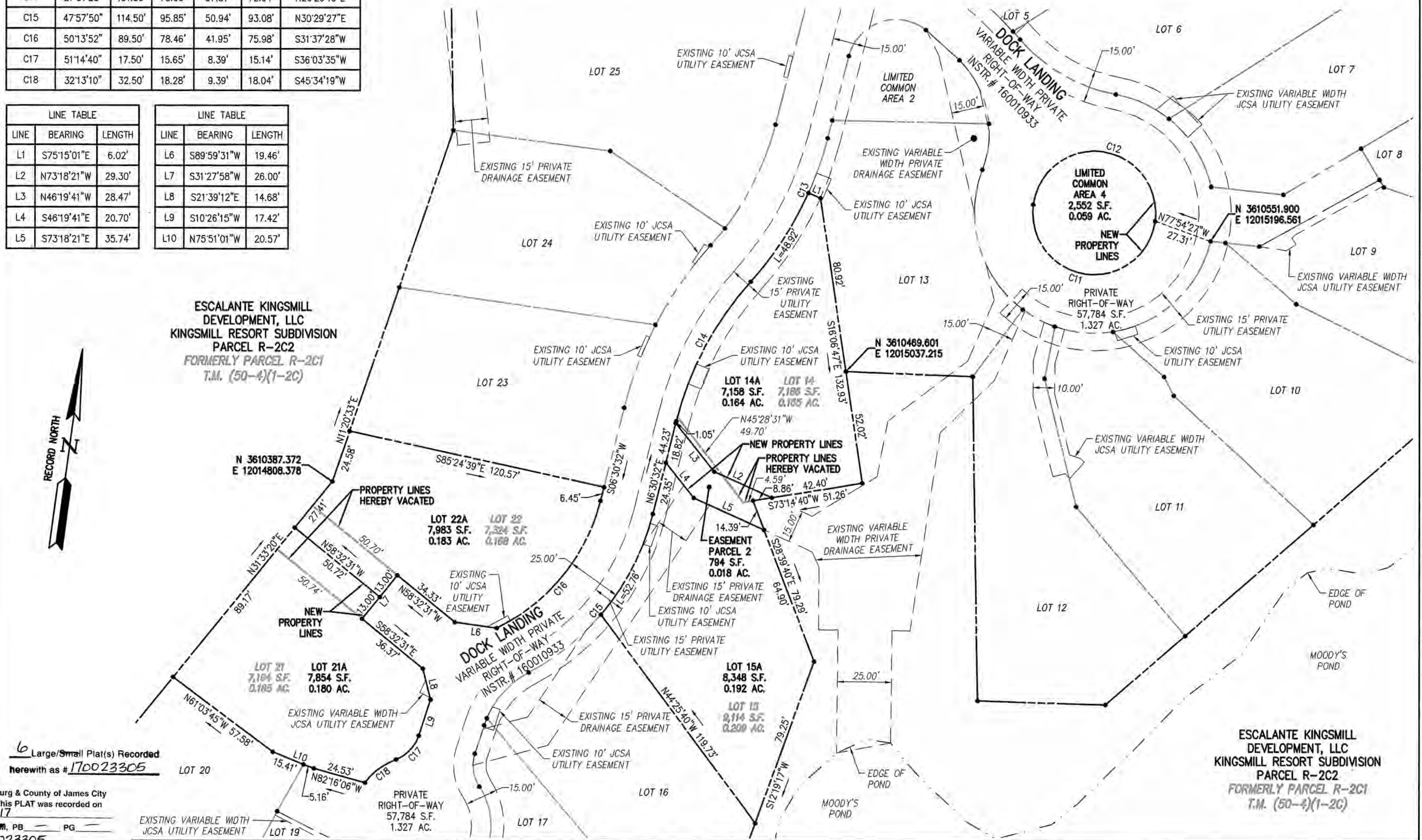
LINE TABLE		
LINE	BEARING	LENGTH
L6	S89°59'31"W	19.46'
L7	S31°27'58"W	26.00'
L8	S21°39'12"E	14.68'
L9	S10°26'15"W	17.42'
L10	N75°51'01"W	20.57'



SEE SHEET 4 FOR GENERAL NOTES.

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

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



ESCALANTE KINGSMILL DEVELOPMENT, LLC
KINGSMILL RESORT SUBDIVISION
PARCEL R-2C2
FORMERLY PARCEL R-2C1
T.M. (50-4)(1-2C)

ESCALANTE KINGSMILL DEVELOPMENT, LLC
KINGSMILL RESORT SUBDIVISION
PARCEL R-2C2
FORMERLY PARCEL R-2C1
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