

JAMES RIVER VICINITY MAP  
SCALE: 1" = 2400 FT.

GENERAL NOTES:

1. THE PROPERTY SHOWN HEREON AND IDENTIFIED AS LOT 13 IS ALL OF ASSESSOR'S PARCEL 5031200013 AND THE PROPERTY ADDRESS IS 175 WEST LANDING. THE PROPERTY SHOWN HEREON AND IDENTIFIED AS PARCEL R-5 IS A PORTION OF ASSESSOR'S PARCEL 5030100001.
2. THE PROPERTIES ARE SERVED BY PUBLIC UTILITIES.
3. THE PROPERTIES ARE CURRENTLY ZONED R4-RESIDENTIAL PLANNED COMMUNITY.
4. LOT 13 APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN & ZONE AE (BFE=9). PER F.I.R.M. #51095C0109D DATED 12/16/2015.

- PARCEL R-5 ( IN THE AREA OF THIS PLAT ) APPEARS TO LIE WITHIN ZONE AE (BFE= 9). PER F.I.R.M. #51095C0109D DATED 12/16/2015.
5. THE TOTAL AREA OF LOT 13 IS 1.59 AC.± TO THE LOW WATER MARK. THE TOTAL AREA OF PARCEL R-5 IS 131.41 AC.± TO THE LOW WATER MARK.
  6. MINIMUM BUILDING SETBACK LINES:  
FRONT = 50'  
SIDE = 20' MINIMUM FOR TOTAL OF 50'  
REAR = AS SHOWN HEREON
  7. ALL FUTURE UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
  8. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.

9. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS ARE SHOWN PER AVAILABLE INFORMATION. OTHER EASEMENTS MAY EXIST. THIS IS NOT A BOUNDARY SURVEY.
10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-9(e)(1) OF THE JAMES CITY COUNTY CODE.
11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.

NOTE:  
RPA LINE AND BUFFER ARE SHOWN PER PB 56 PG 84 AND HAVE NOT VERIFIED BY THIS SURVEY.

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT AS "LOT 13" WAS CONVEYED BY AUGUST A. BUSCH, III TO ROBERT C. DIVELY & LINDA L. DIVELY (HUSBAND & WIFE), JENNIFER L. DIVELY, BY DEED, DATED JANUARY 19, 2000 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO: 000001928.

THE PROPERTY SHOWN ON THIS PLAT AS "PARCEL R-5" WAS CONVEYED BY ESCALANTE KINGSMILL LLC TO ESCALANTE KINGSMILL RESORT LLC BY DEED DATED MAY 12, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO: 170009894.

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1-11-18 DATE  
*Jan L. Hulse* SIGNATURE  
(FOR ESCALANTE KINGSMILL RESORT LLC)

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA TEXAS  
CITY/COUNTY OF Tarrant, Jan L. Hulse  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF January, 2018.  
MY COMMISSION EXPIRES 3/27, 2020  
SIGNATURE: *Jan L. Hulse*

OWNERS CERTIFICATE

THE BOUNDARY LINE ADJUSTMENT SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

1/18/18 DATE  
*Robert C. Dively* SIGNATURE  
ROBERT C. DIVELY

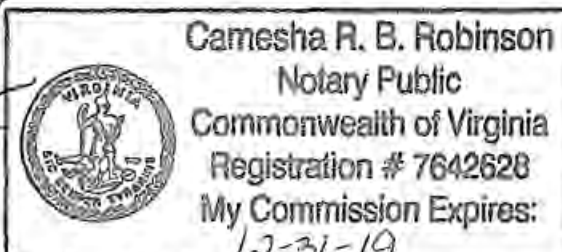
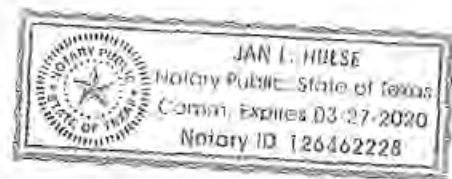
1-18-18 DATE  
*Linda L. Dively* SIGNATURE  
LINDA L. DIVELY

1/18/18 DATE  
*Jennifer L. Dively* SIGNATURE  
JENNIFER L. DIVELY

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA  
CITY/COUNTY OF James City, Camesha R. B. Robinson  
A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF January, 2018.  
MY COMMISSION EXPIRES December 31, 2019  
SIGNATURE: *Camesha R. B. Robinson*

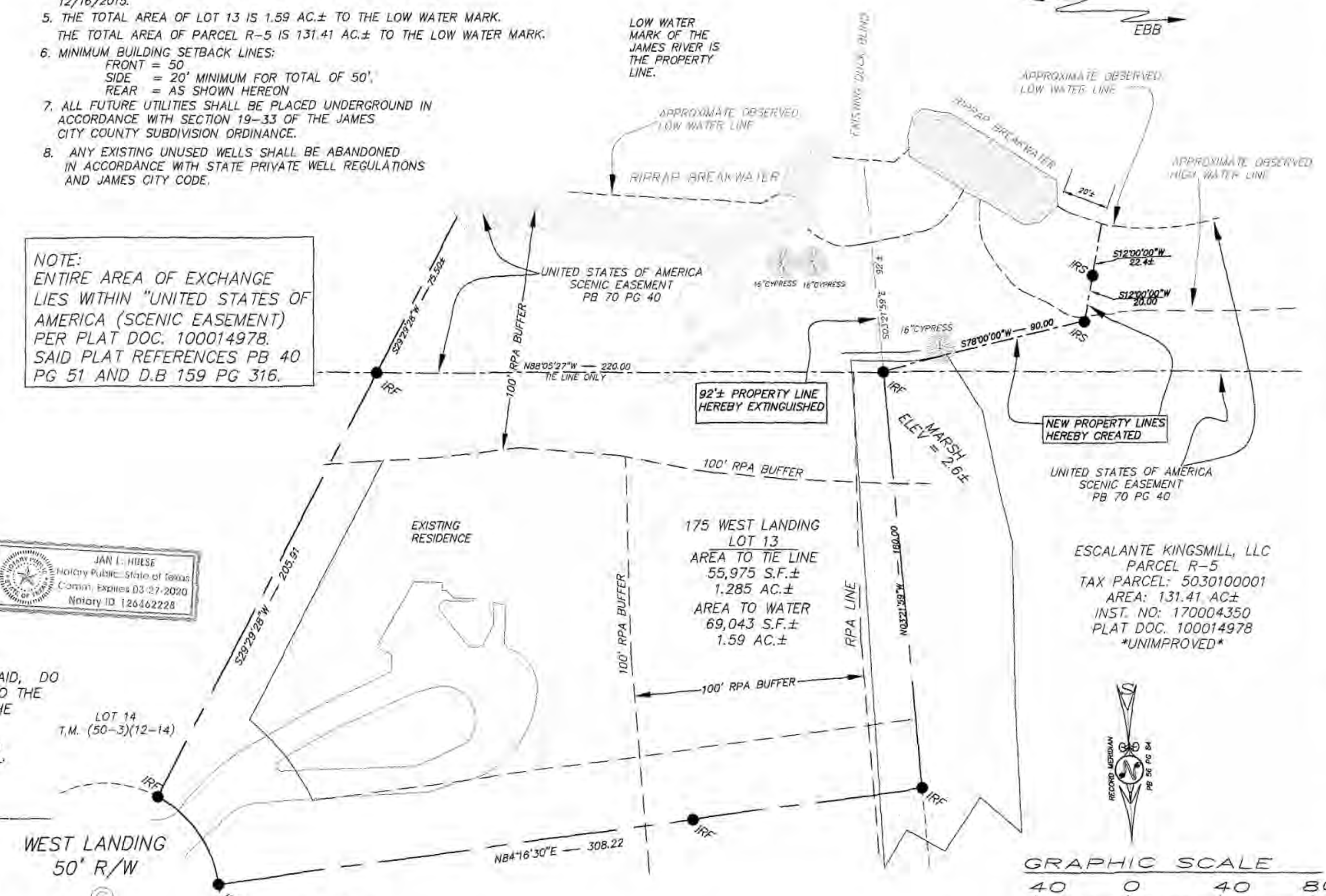


SURVEYOR'S CERTIFICATE

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.

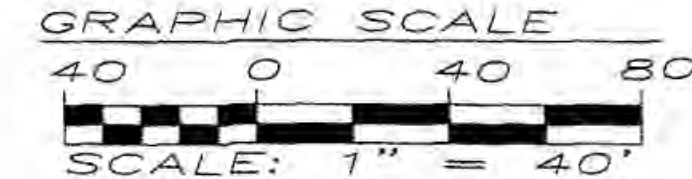
*A.D. Sebert* SIGNATURE  
A.D. SEBERT, L.S.  
04/13/2017 DATE

NOTE:  
ENTIRE AREA OF EXCHANGE LIES WITHIN "UNITED STATES OF AMERICA (SCENIC EASEMENT) PER PLAT DOC. 100014978. SAID PLAT REFERENCES PB 40 PG 51 AND D.B 159 PG 316.



AREA CALCULATIONS

ORIGINAL AREA	
LOT 13	1.59 AC± (TO LOW WATER)
PARCEL R-5	131.41 AC±
TOTAL	133.00 AC±
**AREA OF EXCHANGE: 7,886 SF± 0.18 AC±	
NEW AREA:	
LOT 13	1.77 AC± (TO LOW WATER)
PARCEL R-5	131.23 AC±
TOTAL	133.00 AC±



City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
2-15-2018  
at 1:13 AM/PM, PB PG  
Document # 180003420  
MONA A. FOLEY, CLERK

CERTIFICATE OF APPROVAL  
THIS BOUNDARY LINE EXTINGUISHMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

n/a DATE  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
1/19/18 DATE  
*Ellen Cook* SIGNATURE  
SUBDIVISION AGENT OF JAMES CITY COUNTY

REVISIONS

1	REMOVED VDH CERT.	11/13/17
2	CORRECTED SOURCE OF TITLE	01/03/18

- 11/0 OR FORMERLY
- IRF IRON ROD FOUND
- CAF CONCRETE FOUND
- N/S NAIL SET
- N/S BUILDING STRUCK LINE
- N/S SWAY MANHOLE
- SW CO SANITARY CLEANOUT
- WM WATER METER
- WM EXISTING SPOT ELEVATION
- X 98.2 PROPOSED SPOT ELEVATION
- \* 98.2

173 BARLOW ROAD  
WILLIAMSBURG, VA  
PHONE (757) 345-0931  
CELL: (757) 784-2413  
**SEBERT SURVEYING & LAYOUT, LLC**

PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF DIVELY AND ESCALANTE KINGSMILL LLC

DATE 04/13/2017  
SCALE 1" = 40'  
PROJECT NO. J503-1  
DRAWING NO. 1 OF 1