

19005922

CERTIFICATION OF SOURCE OF TITLE (PARCELS R-2B AND R-2C2) THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY ESCALANTE KINGSMILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ESCALANTE KINGSMILL DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 12, 2017, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT NO. 170009895 AND 170009894, RESPECTIVELY. A DEED OF CORRECTION DATED AUGUST 23, 2017, CONVEYED BY ESCALANTE KINGSMILL, LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ESCALANTE KINGSMILL DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, WAS RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS DOCUMENT 170017682.

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

Escalante Kingsmill Development, LLC 4/2/19 DATE

PRINTED NAME: ROBERT C. SQUA

TITLE: J.P. ESCALANTE GOLF, LLC., MAINTENANCE - ESCALANTE KINGSMILL DEVELOPMENT, LLC

CERTIFICATE OF NOTARIZATION

STATE OF Texas CITY/COUNTY OF Fort Worth, Tarrant

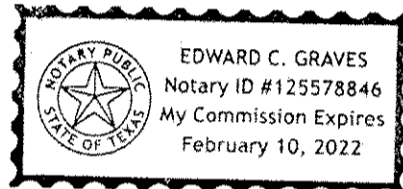
I, Edward C. Graves, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF April, 2019

MY COMMISSION EXPIRES 02/10/2022

Edward C. Graves NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 125578846



TRUSTEES CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF THE PROPERTY SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

Brian M. Grindell, Trustee for Tuna Mill, LLC. 4/23/19 DATE

CERTIFICATE OF NOTARIZATION

STATE OF Maryland CITY/COUNTY OF Montgomery

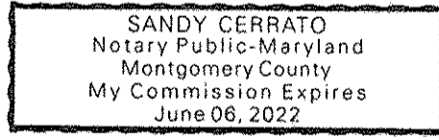
I, Sandy Cerrato, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 23rd DAY OF April, 2019

MY COMMISSION EXPIRES 6/6/22

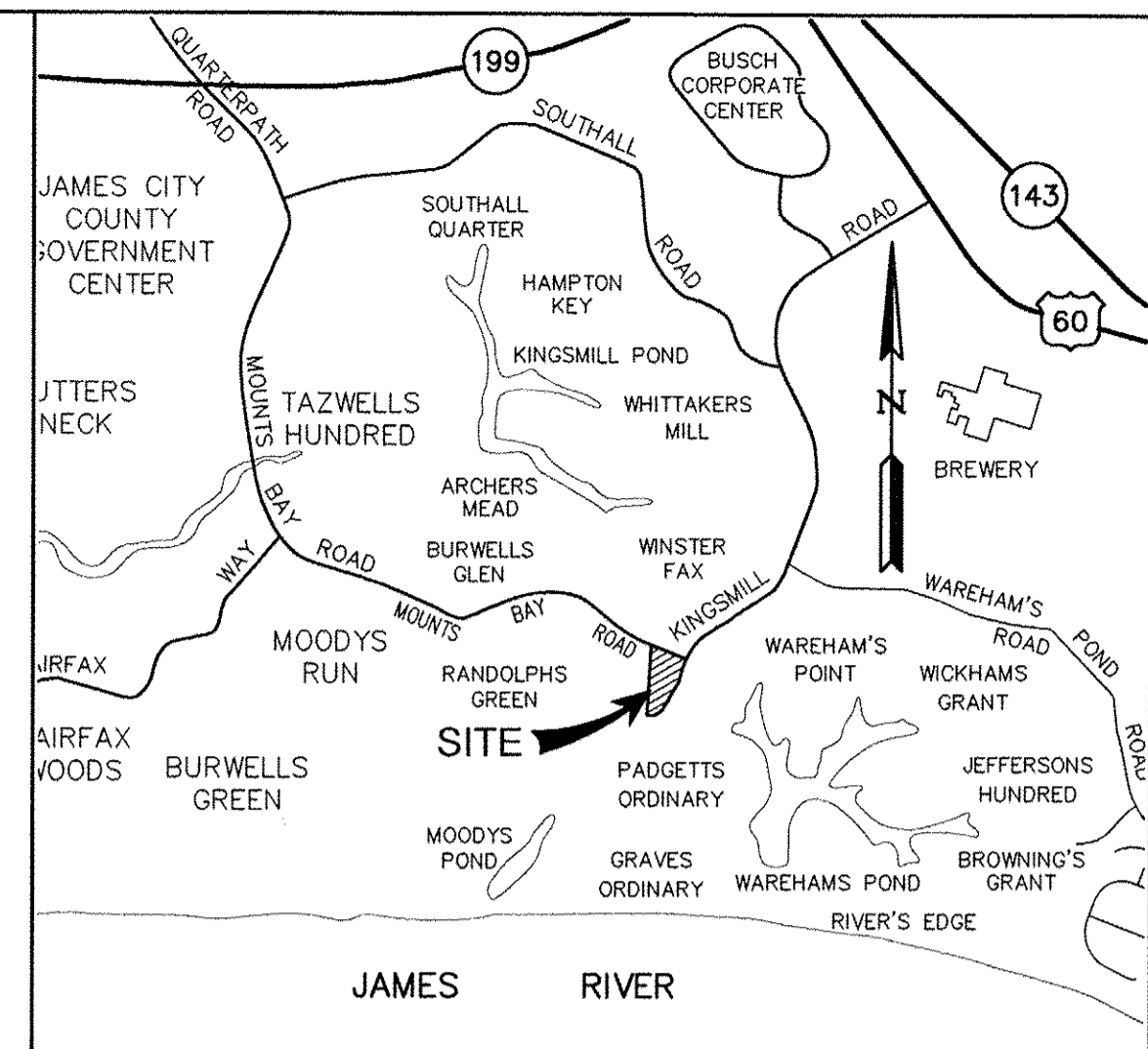
Sandy Cerrato NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: N/A



NOTES:

- 1. PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
2. THE PROPERTY SHOWN IS ALL OF PARCEL ID 5040100002B & PART OF 5040100002C.
3. JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, DEEDS, AND PLATS OF RECORD.
5. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
6. PROPERTIES LIE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, 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.
7. REFERENCE: MASTER PLAN MP-0007-1997.
8. SUBJECT PROPERTY IS LOCATED IN THE SKIFFES CREEK WATERSHED.
9. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY CODE.
10. ANY UNUSED WELL SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.



VICINITY MAP SCALE: 1"=2000'

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.

Samuel J. Bickers, L.S. 2-22-19 DATE

CERTIFICATE OF APPROVAL

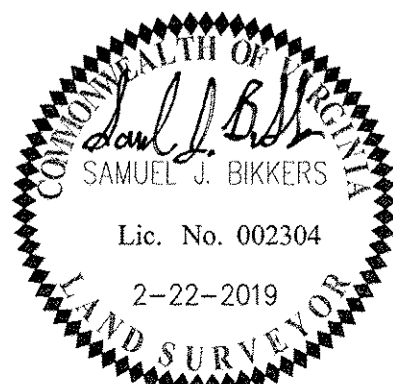
THIS BOUNDARY LINE ADJUSTMENT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 4/24/19 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded herewith as # 190005922

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 25 DAY OF April, 2019. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:14 AM/PM. INSTRUMENT # 190005922 TESTE: Mona A. Foley, Clerk

Table with 4 columns: Rev., Date, Description, Revised By.



PLAT OF BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF ESCALANTE KINGSMILL DEVELOPMENT, LLC (PARCEL ID #5040100002B) AND ESCALANTE KINGSMILL DEVELOPMENT, LLC (PARCEL ID #5040100002C) ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

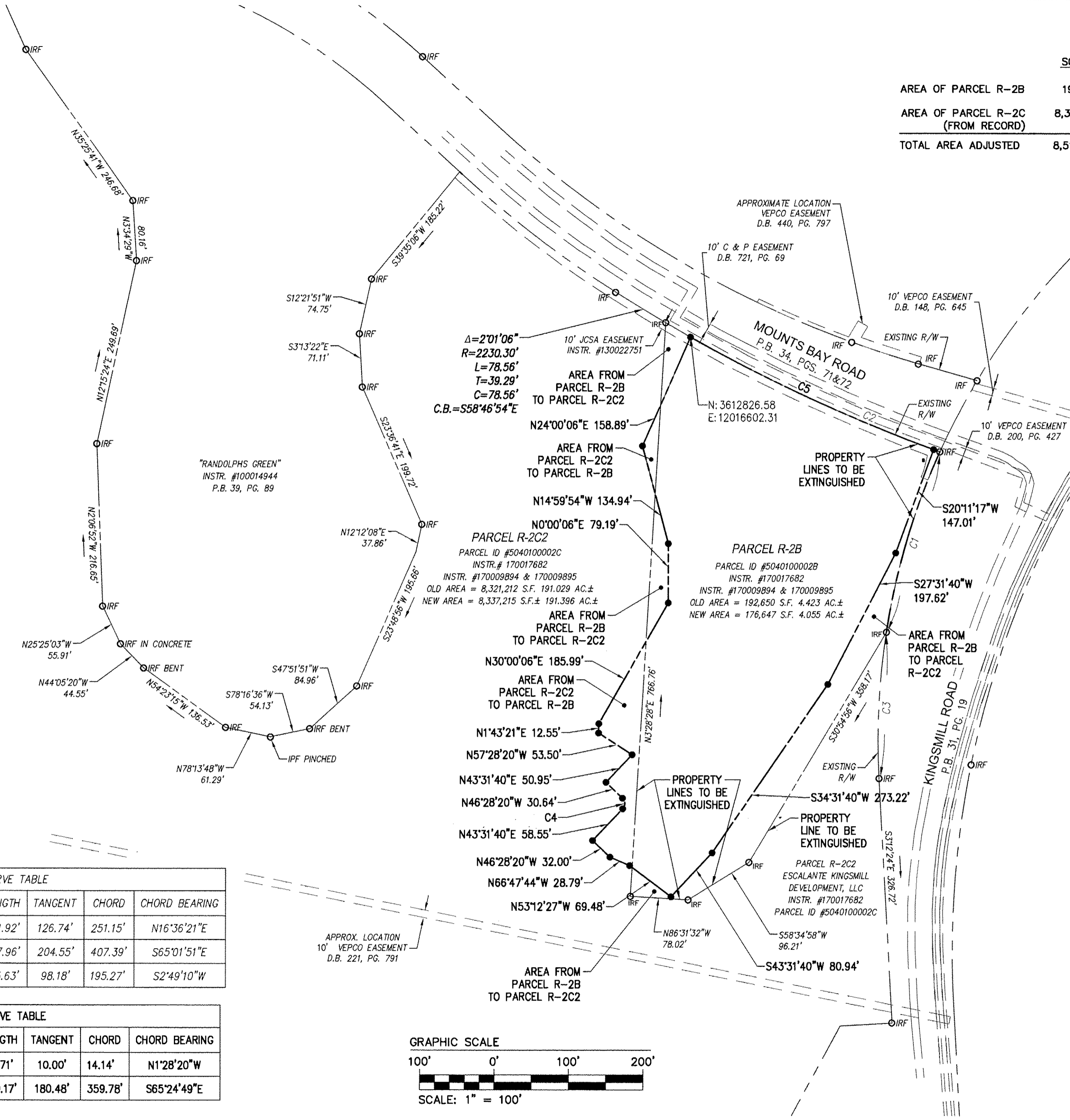
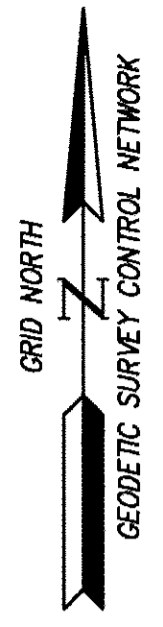
Project Contacts: SJB Project Number: W07753-49 Scale: AS NOTED Date: 02-22-2019 Sheet Number 1 OF 2

REF: JCC CASE NO. S-19-0019

190005922

AREA TABULATION

	FORMER AREA		NEW AREA	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
AREA OF PARCEL R-2B	192,650 S.F.±	4.423 AC.±	176,647 S.F.±	4.055 AC.±
AREA OF PARCEL R-2C (FROM RECORD)	8,321,212 S.F.±	191.029 AC.±	8,337,215 S.F.±	191.397 AC.±
TOTAL AREA ADJUSTED	8,513,862 S.F.±	195.452 AC.±	8,513,862 S.F.±	195.452 AC.±



"RANDOLPHS GREEN"
INSTR. #100014944
P.B. 39, PG. 89

$\Delta = 2'01'06''$
 $R = 2230.30'$
 $L = 78.56'$
 $T = 39.29'$
 $C = 78.56'$
 $C.B. = S58'46'54''E$

PARCEL R-2C2
PARCEL ID #504010002C
INSTR. # 170017682
INSTR. #170009894 & 170009895
OLD AREA = 8,321,212 S.F. 191.029 AC.±
NEW AREA = 8,337,215 S.F.± 191.396 AC.±

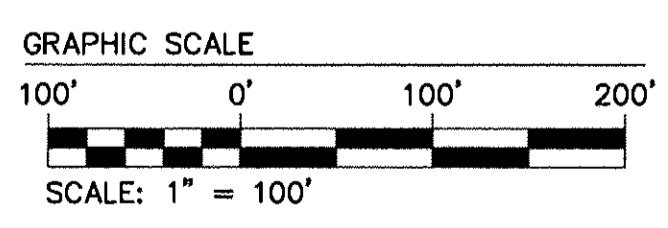
PARCEL R-2B
PARCEL ID #504010002B
INSTR. #170017682
INSTR. #170009894 & 170009895
OLD AREA = 192,650 S.F. 4.423 AC.±
NEW AREA = 176,647 S.F. 4.055 AC.±

2 Large/Small Plat(s) Recorded
herewith as # 190005922

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 25, 2019
at 10:14 AM/PM, PB PG
Document # 190005922
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°31'14"	930.00'	251.92'	126.74'	251.15'	N16°36'21"E
C2	10°28'49"	2230.30'	407.96'	204.55'	407.39'	S65°01'51"E
C3	12°03'09"	930.00'	195.63'	98.18'	195.27'	S2°49'10"W

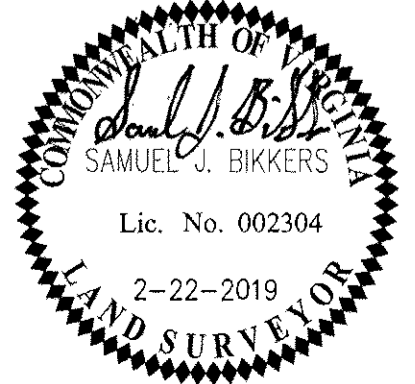
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C4	90°00'00"	10.00'	15.71'	10.00'	14.14'	N1°28'20"W
C5	9°15'10"	2230.30'	360.17'	180.48'	359.78'	S65°24'49"E



LEGEND

- IRF = IRON ROD FOUND
- INSTR.# = INSTRUMENT NUMBER
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EASEMENT
- IRF IRON ROD FOUND
- IRS IRON ROD SET

Rev.	Date	Description	Revised By



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Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

REF: JCC CASE NO. S-19-0019

PLAT OF BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
ESCALANTE KINGSMILL DEVELOPMENT, LLC (PARCEL ID #504010002B)
AND
ESCALANTE KINGSMILL DEVELOPMENT, LLC (PARCEL ID #504010002C)

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: SJB / GAM
Project Number: W07753-49
Scale: 1" = 100' Date: 02-22-2019
Sheet Number
2 OF 2