

190017999

CERTIFICATION OF SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAND SHOWN HEREON WAS CONVEYED BY ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO KINGSMILL RESORT CUSTOM HOMES, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 29, 2019, AND RECORDED IN THE CLERK'S OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 190011130

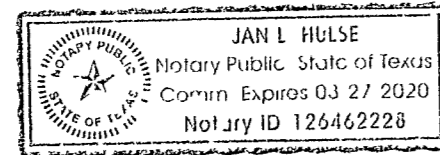
OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS KINGSMILL TOWNHOMES, "THE ENCLAVE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER
FOR: KINGSMILL RESORT CUSTOM HOMES, A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE 11/11/19
PRINTED NAME Elcio Silva
TITLE Sec.

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 13 DAY OF November, 2019

MY COMMISSION EXPIRES 3/27/20

[Signature] NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 126462228

TRUSTEE'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND SHOWN ON THIS PLAT AND KNOWN AS KINGSMILL TOWNHOMES PARCEL R-2B IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE

[Signature] DATE 11/9/19
JAMES H HUDSON, III, TRUSTEE FOR C&F BANK

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF JAMES City

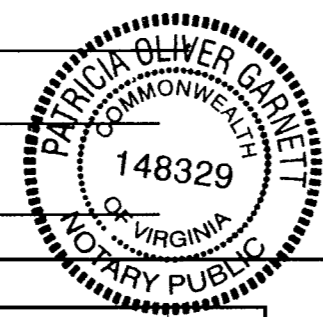
I, Patricia Oliver Garnett, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF November, 2019

MY COMMISSION EXPIRES 1-31-2023

[Signature] NOTARY PUBLIC

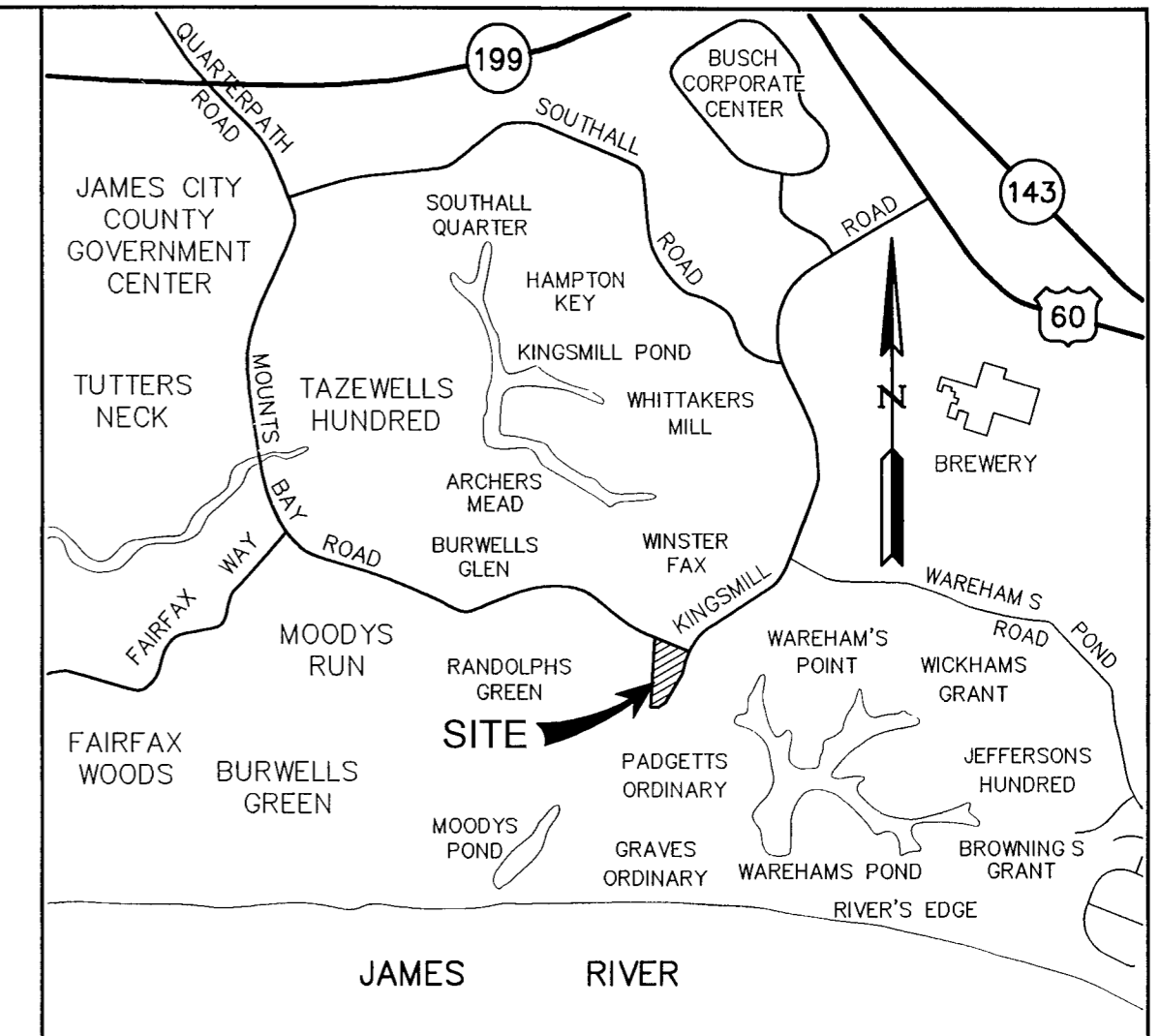
NOTARY REGISTRATION NUMBER 148329



NOTES.

- 1 PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY
2 THE PROPERTY SHOWN IS ALL OF PARCEL ID 5040100002B
3 ALL UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO SEC 19-33 OF THE SUBDIVISION ORDINANCE
4 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
5 JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY
6 UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE
7 THIS SITE LIES WITHIN THE JAMES RIVER WATERSHED
8 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
9 ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE
10 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
11 UTILITY EASEMENTS DENOTED AS JCSA EASEMENTS 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.

- 12 ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE
13. JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE PRIVATE RIGHT-OF-WAYS
14. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD
15. THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP NUMBER 51095 C0206D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015
16 COMMON AREA AND PRIVATE RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE HOA.
17 ALL STREET LIGHTS MUST COMPLY WITH THE STANDARDS AND REGULATIONS OF SECTION 19-66 OF THE SUBDIVISION ORDINANCE AND DIVISION 7 OF THE ZONING ORDINANCE
18 REFERENCE MASTER PLAN MP-0007-1997
19 REFERENCE SP-18-0077 REGARDING THE DETAILED SITE PLAN



VICINITY MAP
SCALE 1"=2000'

LEGEND

- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- EASEMENT
o IRF IRON ROD FOUND
● IRS IRON ROD SET
■ IRS IRON ROD SET AT RIGHT-OF-WAY POINT
HOA HOMEOWNER'S ASSOCIATION

AREA TABULATION

Table with 2 columns: AREA TYPE and AREA. Includes Lot Area, Common Area, Private Right-of-Ways, and Total Area Subdivided.

INDEX OF SHEETS

Table with 2 columns: SHEET NO and SHEET DESCRIPTION. Lists sheets 1 through 7 including cover sheet, subdivisions, easements, and landscape easements.

7 Large/Small Plat(s) Recorded herewith as # 190017999

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] DATE 11/04/2019
SAMUEL J. BIKKERS, L.S.

CERTIFICATE OF APPROVAL

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

[Signature] DATE 12/3/19
SUBDIVISION AGENT OF JAMES CITY COUNTY

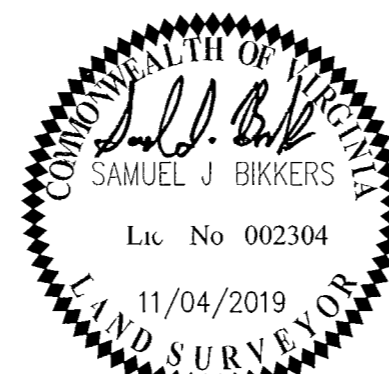
BUILDING SETBACKS.
FRONT = 5' MINIMUM FROM R/W LINE
SIDE = NONE, HOWEVER, A MINIMUM 12' TOWNHOME SEPARATION SHALL BE PROVIDED
REAR = NONE

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT
THIS 4 DAY OF December, 2019
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 1:37 AM/PM
INSTRUMENT # 190017999
TESTE [Signature] MONA A. FOLEY, CLERK

REF JCC CASE NO S-18-0068

Revision table with columns: Rev, Date, Description, Revised By. Includes entry for 7/2/19 revised per county comments.



AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg Virginia 23188
Phone (757) 253-0040
Fax (757) 220-8994
www.aesva.com

PLAT OF SUBDIVISION
KINGSMILL TOWNHOMES
"THE ENCLAVE"
FOR ESCALANTE GOLF
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts GVC
Project Number 7753-49
Scale Date
AS NOTED 05/13/2019
Sheet Number
1 OF 7

190017999

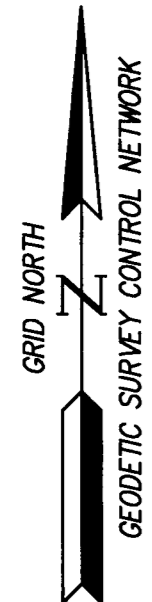
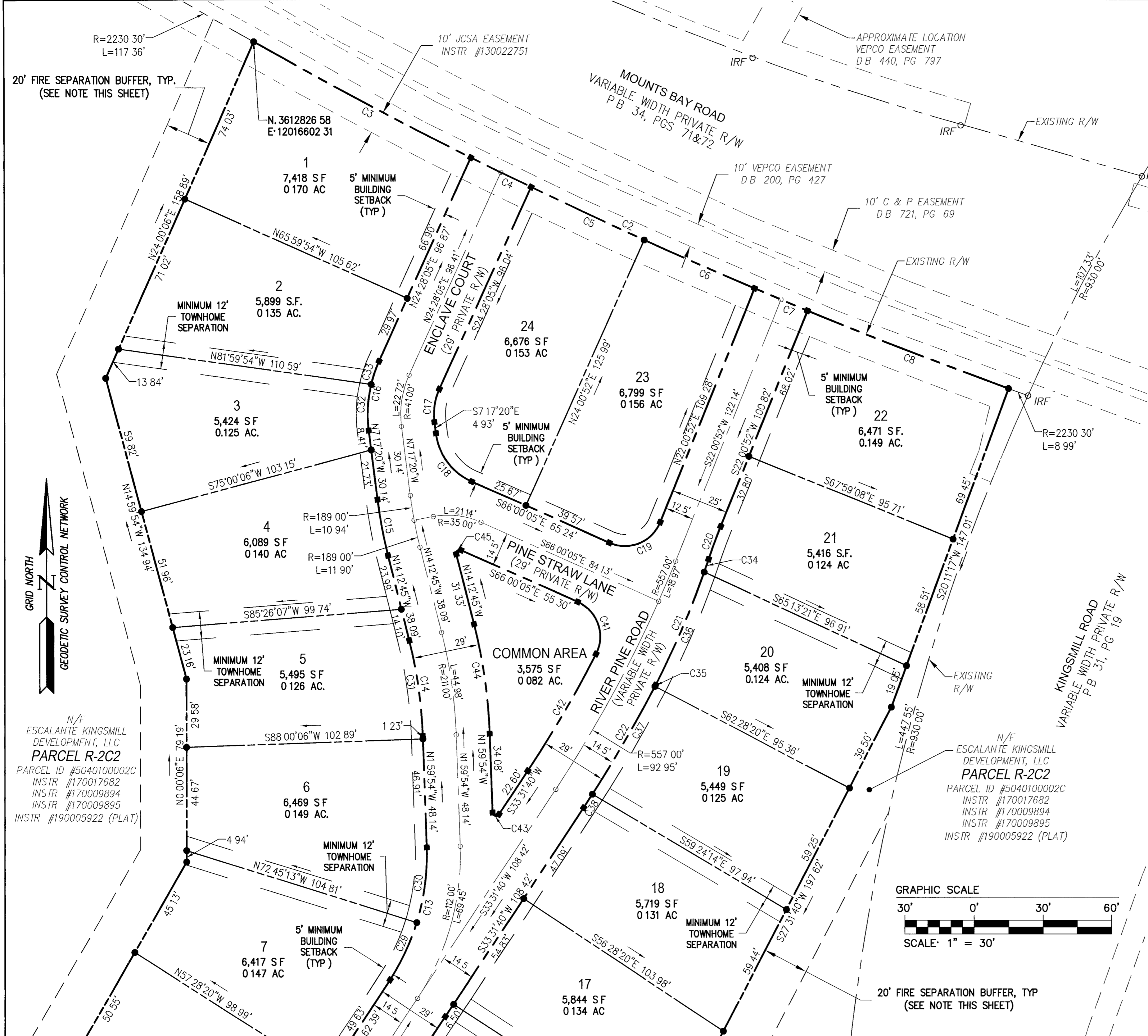
SEE SHEETS 4, 5, 6 AND 7 FOR EASEMENTS

**FIRE SEPARATION BUFFER NOTE:**  
THE REAR WALLS OF THE TOWNHOMES ARE NOT FIRE RATED AND A REAR SETBACK DOES NOT EXIST THEREFORE, A 20 FT FIRE SEPARATION BUFFER AS SHOWN HEREON IS REQUIRED TO PREVENT FUTURE ENCROACHMENT

**ABBREVIATIONS:**  
HOA = HOMEOWNER'S ASSOCIATION  
TYP. = TYPICAL  
N/F = NOW OR FORMERLY  
ESMT = EASEMENT

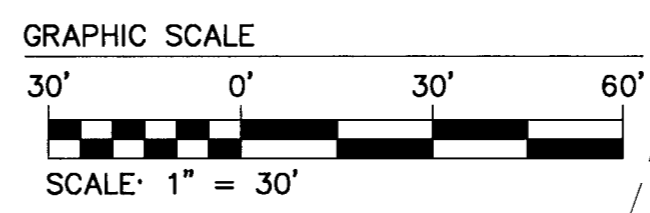
**BUILDING SETBACKS:**  
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SIDE = NONE, HOWEVER, A MINIMUM 12' TOWNHOME SEPARATION SHALL BE PROVIDED  
REAR = NONE

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C2	9°15'10"	2230 30'	360 17'	180 48'	359 78'	N65 24' 49"W
C3	2°44'01"	2230 30'	106 41'	53 22'	106 40'	N62 09' 15"W
C4	0°44'43"	2230 30'	29 01'	14 51'	29 01'	N63 53' 37"W
C5	1°23'13"	2230 30'	53 99'	27 00'	53 99'	N64 57' 35"W
C6	1°20'31"	2230 30'	52 24'	26 12'	52 24'	N66° 19' 28"W
C7	0°38'32"	2230 30'	25 00'	12 50'	25 00'	N67 18' 59"W
C8	2°24'09"	2230 30'	93 52'	46 77'	93 51'	N68 50' 20"W
C13	35°31'33"	97 50'	60 45'	31 23'	59 49'	N15 45' 53"E
C14	12°12'51"	196 50'	41 89'	21 02'	41 81'	N8 06' 19"W
C15	6°55'25"	203 50'	24 59'	12 31'	24 58'	S10 45' 02"E
C16	31°45'24"	55 50'	30 76'	15 79'	30 37'	S8° 35' 22"W
C17	31°45'24"	26 50'	14 69'	7 54'	14 50'	S8 35' 22"W
C18	58°42'46"	26 50'	27 16'	14 91'	25 98'	S36 38' 43"E
C19	91°59'03"	16 50'	26 49'	17 08'	23 74'	N68 00' 23"E
C20	3°31'07"	246 50'	15 14'	7 57'	15 14'	S20 15' 18"W
C21	8°50'49"	383 50'	59 22'	29 67'	59 16'	N22 55' 09"E
C22	6°11'06"	571 50'	61 69'	30 88'	61 66'	N30 26' 07"E
C29	16°11'34"	97 50'	27 56'	13 87'	27 46'	N25 25' 53"E
C30	19°20'00"	97 50'	32 90'	16 61'	32 74'	N7° 40' 06"E
C31	12°12'51"	196 50'	41 89'	21 02'	41 81'	N8 06' 19"W
C32	20°46'47"	55 50'	20 13'	10 18'	20 02'	S3 06' 04"W
C33	10°58'37"	55 50'	10 63'	5 33'	10 62'	S18 58' 46"W
C34	0°52'47"	383 50'	5 89'	2 94'	5 89'	N18 56' 08"E
C35	0°03'36"	571 50'	0 60'	0 30'	0 60'	N27 22' 22"E
C36	7°58'02"	383 50'	53 33'	26 71'	53 28'	N23 21' 33"E
C37	5°25'19"	571 50'	54 08'	27 06'	54 06'	N30 06' 49"E
C38	0°42'12"	571 50'	7 01'	3 51'	7 01'	N33 10' 34"E
C41	93°20'39"	16 50'	26 88'	17 49'	24 01'	S19 19' 46"E
C42	6°11'06"	542 50'	58 56'	29 31'	58 53'	S30 26' 07"W
C43	144°28'27"	1 50'	3 78'	4 68'	2 86'	S74 14' 07"E
C44	12°12'51"	225 50'	48 07'	24 13'	47 98'	N8 06' 19"W
C45	128°12'39"	1 50'	3 36'	3 09'	2 70'	S49 53' 35"W



N/F  
ESCALANTE KINGSMILL DEVELOPMENT, LLC  
**PARCEL R-2C2**  
PARCEL ID #5040100002C  
INSTR #170017682  
INSTR #170009894  
INSTR #170009895  
INSTR #190005922 (PLAT)

N/F  
ESCALANTE KINGSMILL DEVELOPMENT, LLC  
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Large/Small Plat(s) Recorded herewith as # 190017999

City of Williamsburg & County of James City  
Circuit Court This PLAT was recorded on  
Dec. 4, 2019  
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Document # 190017999  
MONA A FOLEY, CLERK



**AES**  
CONSULTING ENGINEERS  
Hampton Roads | Central Virginia | Middle Peninsula  
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REF JCC CASE NO S-18-0068

PLAT OF SUBDIVISION  
**KINGSMILL TOWNHOMES**  
"THE ENCLAVE"  
FOR  
ESCALANTE GOLF

ROBERTS DISTRICT      JAMES CITY COUNTY      VIRGINIA

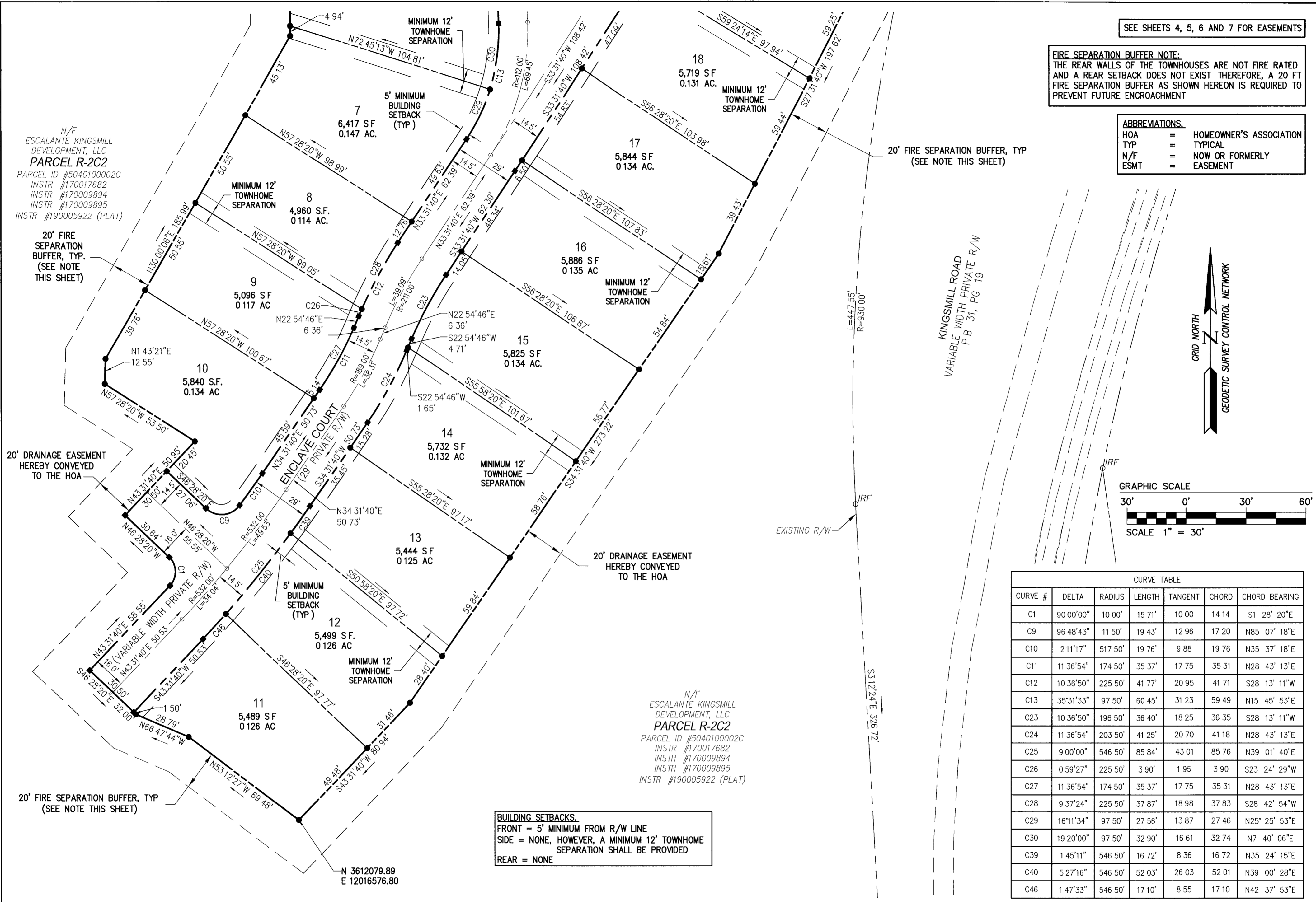
Project Contacts GVC  
Project Number 7753-49  
Scale 1"=30'      Date 05/13/2019  
Sheet Number  
**2 OF 7**

190017999

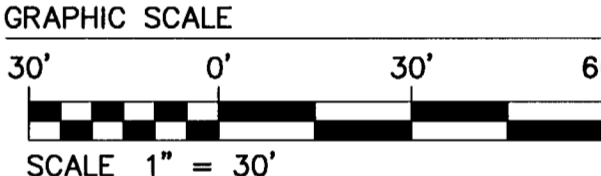
SEE SHEETS 4, 5, 6 AND 7 FOR EASEMENTS

**FIRE SEPARATION BUFFER NOTE:**  
 THE REAR WALLS OF THE TOWNHOMES ARE NOT FIRE RATED AND A REAR SETBACK DOES NOT EXIST THEREFORE, A 20 FT FIRE SEPARATION BUFFER AS SHOWN HEREON IS REQUIRED TO PREVENT FUTURE ENCROACHMENT

**ABBREVIATIONS:**  
 HOA = HOMEOWNER'S ASSOCIATION  
 TYP = TYPICAL  
 N/F = NOW OR FORMERLY  
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**GRID NORTH**  
**GEODETIC SURVEY CONTROL NETWORK**

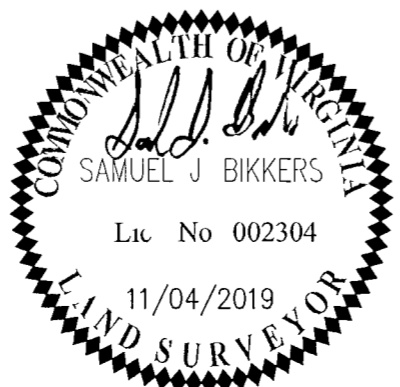


CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90 00'00"	10 00'	15 71'	10 00'	14 14'	S1 28' 20"E
C9	96 48'43"	11 50'	19 43'	12 96'	17 20'	N85 07' 18"E
C10	2 11'17"	517 50'	19 76'	9 88'	19 76'	N35 37' 18"E
C11	11 36'54"	174 50'	35 37'	17 75'	35 31'	N28 43' 13"E
C12	10 36'50"	225 50'	41 77'	20 95'	41 71'	S28 13' 11"W
C13	35'31'33"	97 50'	60 45'	31 23'	59 49'	N15 45' 53"E
C23	10 36'50"	196 50'	36 40'	18 25'	36 35'	S28 13' 11"W
C24	11 36'54"	203 50'	41 25'	20 70'	41 18'	N28 43' 13"E
C25	9 00'00"	546 50'	85 84'	43 01'	85 76'	N39 01' 40"E
C26	0 59'27"	225 50'	3 90'	1 95'	3 90'	S23 24' 29"W
C27	11 36'54"	174 50'	35 37'	17 75'	35 31'	N28 43' 13"E
C28	9 37'24"	225 50'	37 87'	18 98'	37 83'	S28 42' 54"W
C29	16'11'34"	97 50'	27 56'	13 87'	27 46'	N25' 25' 53"E
C30	19 20'00"	97 50'	32 90'	16 61'	32 74'	N7 40' 06"E
C39	1 45'11"	546 50'	16 72'	8 36'	16 72'	N35 24' 15"E
C40	5 27'16"	546 50'	52 03'	26 03'	52 01'	N39 00' 28"E
C46	1 47'33"	546 50'	17 10'	8 55'	17 10'	N42 37' 53"E

**BUILDING SETBACKS:**  
 FRONT = 5' MINIMUM FROM R/W LINE  
 SIDE = NONE, HOWEVER, A MINIMUM 12' TOWNHOME SEPARATION SHALL BE PROVIDED  
 REAR = NONE

N/F  
 ESCALANTE KINGSMILL  
 DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR #170017682  
 INSTR #170009894  
 INSTR #170009895  
 INSTR #190005922 (PLAT)

City of Williamsburg & County of James City  
 Circuit Court This PLAT was recorded on  
 DEC 4th 2019  
 at 1:37 AM (PM) PB PG  
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 MONA A FOLEY, CLERK  
 Clerk



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REF JCC CASE NO S-18-0068  
 PLAT OF SUBDIVISION  
**KINGSMILL TOWNHOMES**  
**"THE ENCLAVE"**  
 FOR  
 ESCALANTE GOLF  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts GVC  
 Project Number 7753-49  
 Scale 1"=30' Date 05/13/2019  
 Sheet Number  
**3 OF 7**

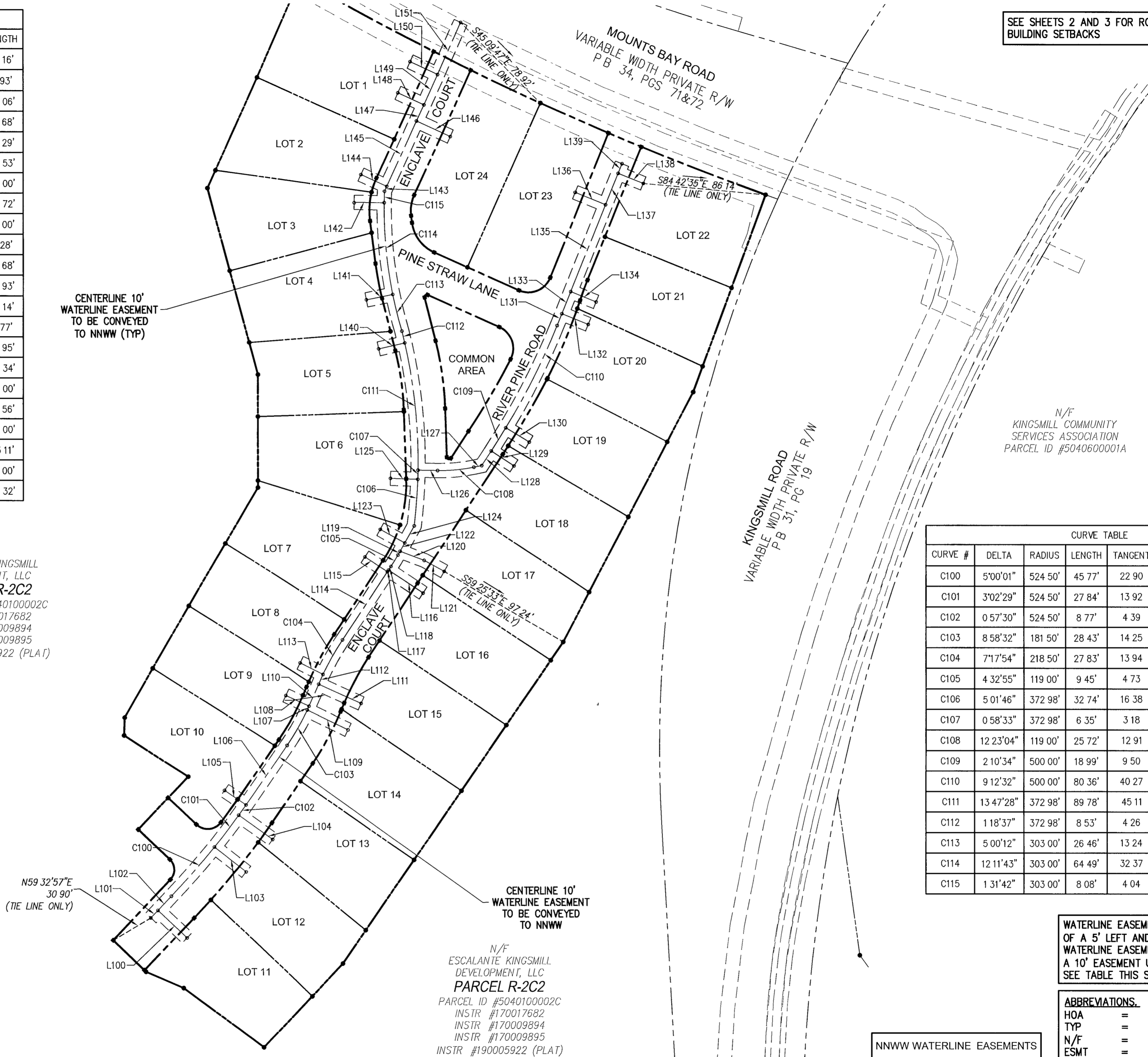


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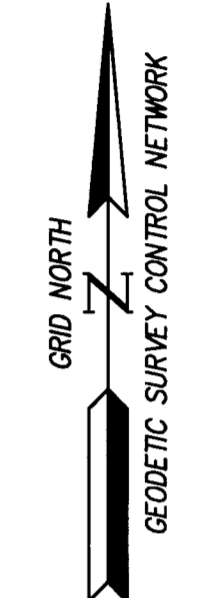
LINE	BEARING	LENGTH
L100	N46 33'16"W	27 98'
L101	N43 26'50"E	7 28'
L102	N43 26'50"E	13 55'
L103	S51 28'21"E	28 00'
L104	S54 30'50"E	29 00'
L105	N55 28'20"W	18 00'
L106	N34 31'40"E	50 73'
L107	N24 04'55"E	2 96'
L108	N65 22'55"W	17 95'
L109	S64 26'53"E	32 00'
L110	N24 04'55"E	16 94'
L111	S65 43'41"E	32 85'
L112	N24 04'55"E	7 46'
L113	N63 46'18"W	18 00'
L114	N33 31'40"E	57 27'
L115	N56 28'20"W	19 00'
L116	S56 28'20"E	29 00'
L117	N33 31'40"E	1 41'
L118	N33 31'40"E	3 14'
L119	N28 58'45"E	3 07'
L120	S68 58'47"E	18 04'
L121	S61 01'15"E	16 04'
L122	N28 58'45"E	6 70'
L123	N61 01'15"W	19 59'
L124	N28 58'45"E	13 67'
L125	N88 06'43"W	19 14'
L126	S89 05'16"E	13 70'
L127	N78 31'40"E	5 65'
L128	N33 31'19"E	12 25'
L129	S56 36'02"E	19 00'

LINE	BEARING	LENGTH
L130	S58 46'36"E	19 16'
L131	N22 00'49"E	8 93'
L132	S67 59'08"E	20 06'
L133	N22 00'49"E	16 68'
L134	S67 59'08"E	19 29'
L135	N22 00'49"E	65 53'
L136	N67 59'08"W	23 00'
L137	N22 00'49"E	23 72'
L138	S67 59'08"E	19 00'
L139	N22 00'49"E	7 28'
L140	S77 07'16"W	18 68'
L141	S78 35'29"W	18 93'
L142	N89 12'47"W	21 14'
L143	N24 28'05"E	3 77'
L144	N65 31'55"W	19 95'
L145	N24 28'05"E	50 34'
L146	S65 31'55"E	26 00'
L147	N24 28'05"E	12 56'
L148	N65 31'55"W	20 00'
L149	N24 28'05"E	23 11'
L150	N65 31'55"W	21 00'
L151	N24 28'05"E	39 32'

N/F  
 ESCALANTE KINGSMILL  
 DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR #170017682  
 INSTR #170009894  
 INSTR #170009895  
 INSTR #190005922 (PLAT)



SEE SHEETS 2 AND 3 FOR ROAD CENTERLINE AND BUILDING SETBACKS



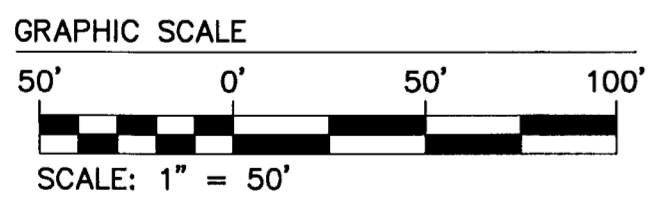
N/F  
 KINGSMILL COMMUNITY  
 SERVICES ASSOCIATION  
 PARCEL ID #5040600001A

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C100	5 00'01"	524 50'	45 77'	22 90	45 76	N41 01' 39"E
C101	3 02'29"	524 50'	27 84'	13 92	27 84	N37 00' 24"E
C102	0 57'30"	524 50'	8 77'	4 39	8 77	N35 00' 25"E
C103	8 58'32"	181 50'	28 43'	14 25	28 40	N30 02' 23"E
C104	7 17'54"	218 50'	27 83'	13 94	27 81	S29 52' 39"W
C105	4 32'55"	119 00'	9 45'	4 73	9 44	N31 15' 12"E
C106	5 01'46"	372 98'	32 74'	16 38	32 73	N4 24' 11"E
C107	0 58'33"	372 98'	6 35'	3 18	6 35	N1 24' 01"E
C108	12 23'04"	119 00'	25 72'	12 91	25 67	N84 43' 12"E
C109	2 10'34"	500 00'	18 99'	9 50	18 99	N32 18' 41"E
C110	9 12'32"	500 00'	80 36'	40 27	80 28	N26 37' 08"E
C111	13 47'28"	372 98'	89 78'	45 11	89 56	N5 59' 00"W
C112	1 18'37"	372 98'	8 53'	4 26	8 53	N13 32' 02"W
C113	5 00'12"	303 00'	26 46'	13 24	26 45	S13 54' 36"E
C114	12 11'43"	303 00'	64 49'	32 37	64 37	S5 18' 39"E
C115	1 31'42"	303 00'	8 08'	4 04	8 08	S1 33' 03"W

WATERLINE EASEMENT SHALL BE COMPRISED OF A 5' LEFT AND RIGHT OFFSET FROM THE WATERLINE EASEMENT CENTERLINE TO CREATE A 10' EASEMENT UNLESS OTHERWISE NOTED. SEE TABLE THIS SHEET FOR EXCEPTIONS

**ABBREVIATIONS.**  
 HOA = HOMEOWNER'S ASSOCIATION  
 TYP = TYPICAL  
 N/F = NOW OR FORMERLY  
 ESMT = EASEMENT

NNWW WATERLINE EASEMENTS



N/F  
 ESCALANTE KINGSMILL  
 DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR #170017682  
 INSTR #170009894  
 INSTR #170009895  
 INSTR #190005922 (PLAT)

Large/Small Plat(s) Recorded herewith as # 190017999

City of Williamsburg & County of James City Circuit Court This PLAT was recorded on DEC 4 2019 at 1:37 AM (PM) PG at 190017999 Document # MONA A FOLEY, CLERK



**AES**  
 CONSULTING ENGINEERS  
 5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone (757) 253-0040  
 Fax (757) 220-8994  
 www.aesva.com

REF JCC CASE NO S-18-0068

PLAT OF SUBDIVISION  
**KINGSMILL TOWNHOMES  
 "THE ENCLAVE"**  
 FOR  
 ESCALANTE GOLF

ROBERTS DISTRICT      JAMES CITY COUNTY      VIRGINIA

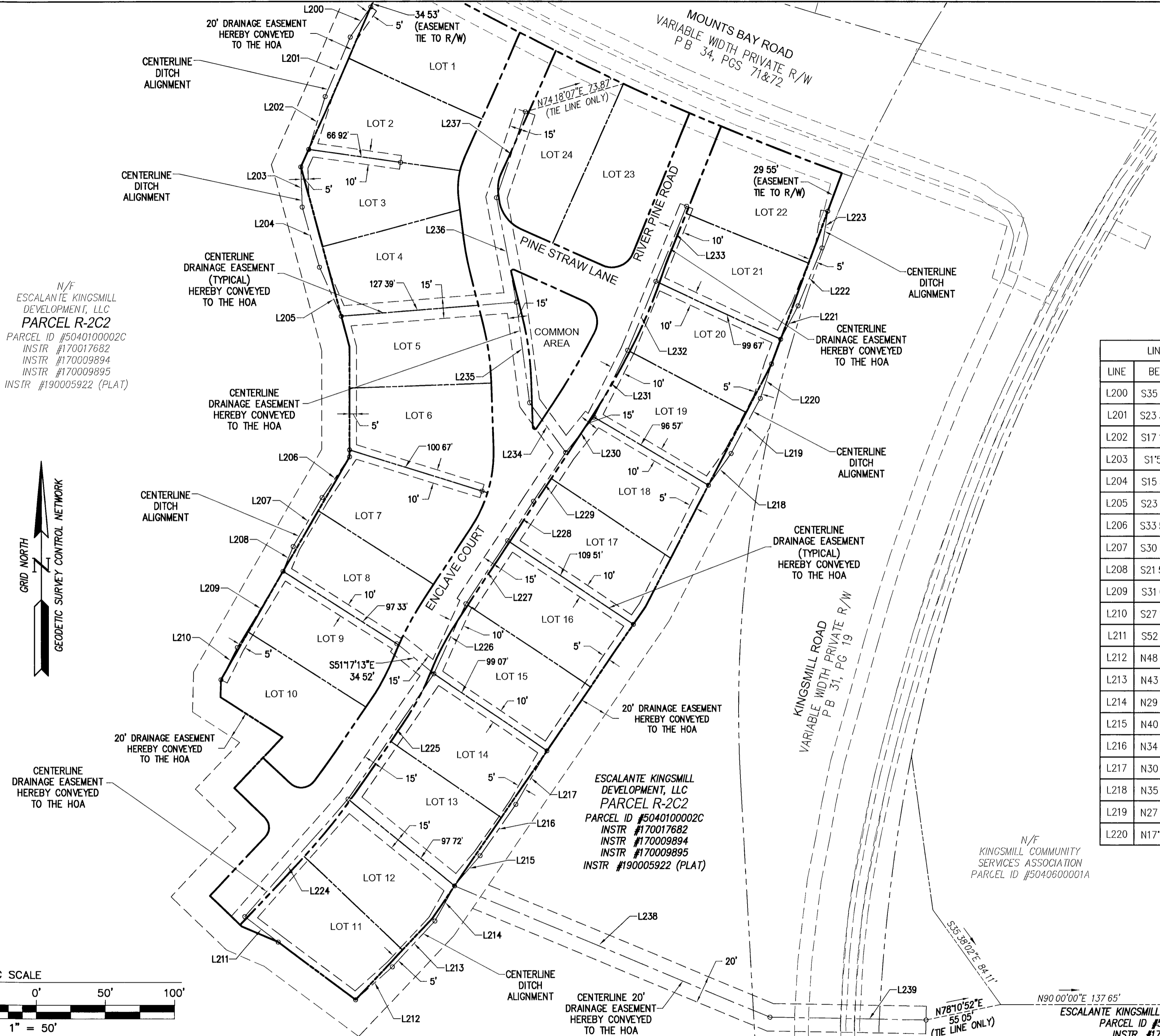
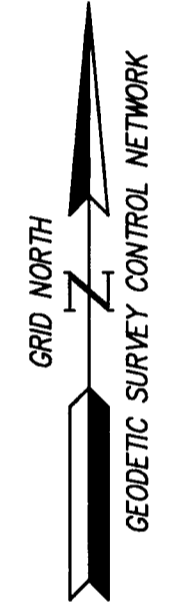
Project Contacts GVC  
 Project Number 7753-49  
 Scale 1"=50'      Date 05/13/2019  
 Sheet Number  
**4 OF 7**

190017999

SEE SHEETS 2 AND 3 FOR ROAD CENTERLINE AND BUILDING SETBACKS

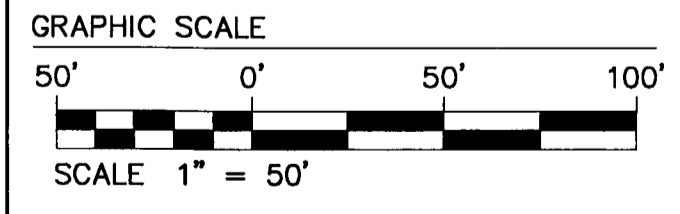
ABBREVIATIONS:  
 HOA = HOMEOWNER'S ASSOCIATION  
 TYP = TYPICAL  
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N/F  
 ESCALANTE KINGSMILL DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR #170017682  
 INSTR #170009894  
 INSTR #170009895  
 INSTR #190005922 (PLAT)



LINE	BEARING	LENGTH
L200	S35 01'19"W	26 16'
L201	S23 34'46"W	45 18'
L202	S17 17'33"W	39 95'
L203	S1 50'57"E	29 27'
L204	S15 50'40"E	45 17'
L205	S23 55'56"E	38 58'
L206	S33 50'58"W	35 50'
L207	S30 31'39"W	40 91'
L208	S21 57'26"W	19 50'
L209	S31 07'11"W	64 35'
L210	S27 13'59"W	26 00'
L211	S52 45'10"E	30 39'
L212	N48 20'20"E	35 77'
L213	N43 06'19"E	45 17'
L214	N29 22'20"E	29 09'
L215	N40 32'10"E	28 66'
L216	N34 57'00"E	45 17'
L217	N30 17'04"E	45 05'
L218	N35 40'16"E	28 24'
L219	N27 57'00"E	45 05'
L220	N17 58'27"E	26 10'

LINE	BEARING	LENGTH
L221	N27 27'47"E	27 27'
L222	N22 26'12"E	45 17'
L223	N8 55'06"E	26 74'
L224	N41 18'17"E	112 96'
L225	N34 33'04"E	109 71'
L226	N24 43'13"E	55 67'
L227	N33 32'15"E	54 71'
L228	N33 32'15"E	34 02'
L229	N33 30'57"E	42 38'
L230	N38 47'44"E	32 75'
L231	N26 50'27"E	54 13'
L232	N22 18'05"E	53 78'
L233	N22 18'05"E	58 66'
L234	N36 06'40"W	44 49'
L235	N7 33'09"W	73 31'
L236	N10 47'50"W	76 79'
L237	N18 40'02"E	65 72'
L238	S67 29'07"E	248 09'
L239	S88 56'16"E	113 44'



ESCALANTE KINGSMILL DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR #170017682  
 INSTR #170009894  
 INSTR #170009895  
 INSTR #190005922 (PLAT)

N/F  
 KINGSMILL COMMUNITY SERVICES ASSOCIATION  
 PARCEL ID #5040600001A

REF JCC CASE NO S-18-0068

2 Large/Small Plat(s) Recorded herewith as # 190017999

City of Williamsburg & County of James City  
 Circuit Court. This PLAT was recorded on  
 DEC 4th 2019  
 at 1:37 AM (PM) PB PG  
 Document # 190017999  
 MONA A FOLEY, CLERK  
 Clerk



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PLAT OF SUBDIVISION  
**KINGSMILL TOWNHOMES**  
**"THE ENCLAVE"**  
 FOR  
**ESCALANTE GOLF**  
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts GVC  
 Project Number 7753-49  
 Scale 1"=50' Date 05/13/2019  
 Sheet Number  
**5 OF 7**

HOA DRAINAGE EASEMENTS

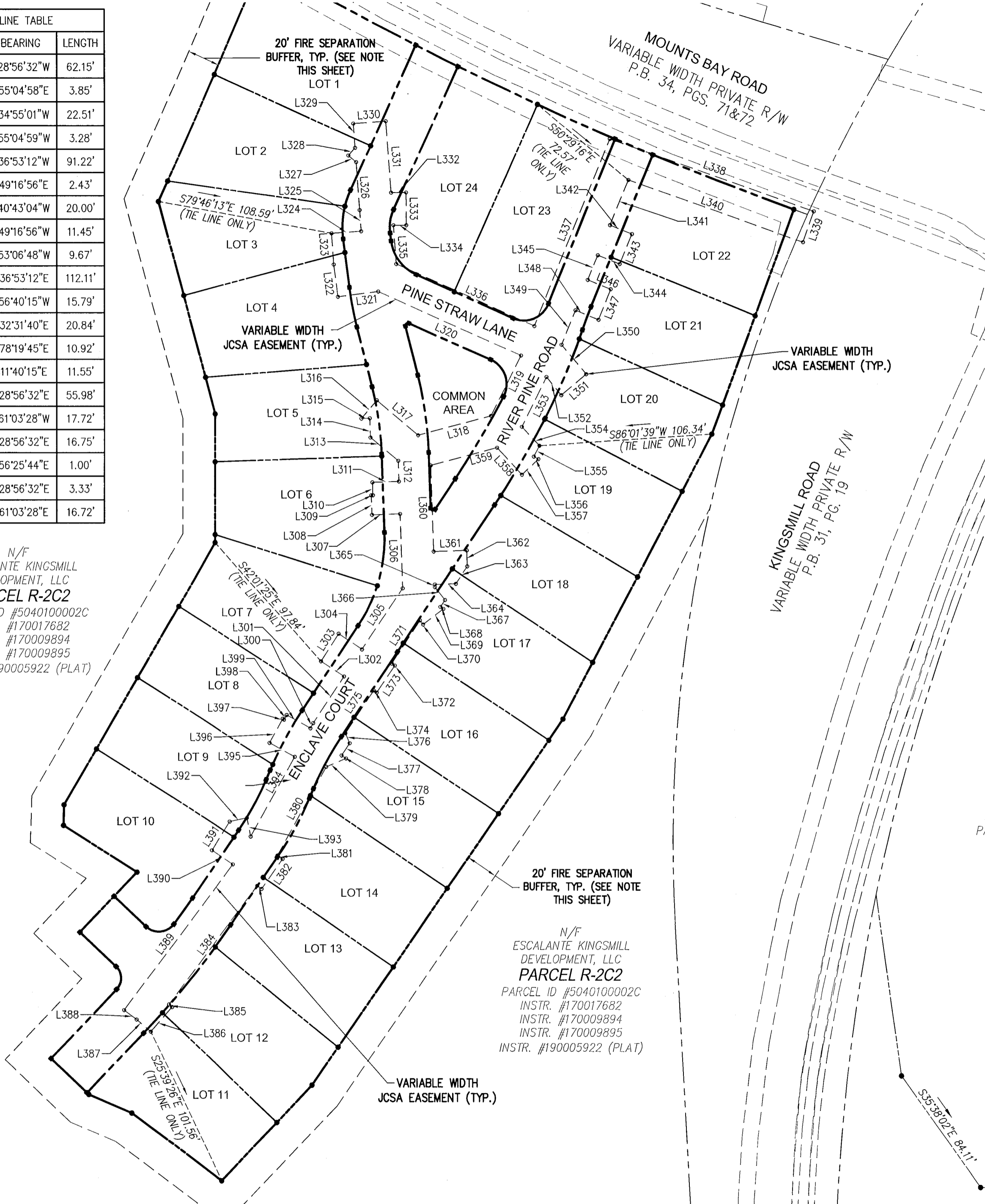
190017999

LINE	BEARING	LENGTH
L300	N28°56'32"E	3.60'
L301	N33°31'40"E	34.40'
L302	N56°28'20"W	17.00'
L303	N32°48'46"E	20.00'
L304	S56°28'20"E	17.25'
L305	N33°31'40"E	45.17'
L306	N1°59'54"W	45.60'
L307	S88°00'06"W	17.25'
L308	N1°59'54"W	12.13'
L309	N88°00'06"E	1.00'
L310	N1°59'54"W	7.87'
L311	N88°00'06"E	16.25'
L312	N1°59'54"W	12.54'
L313	N49°53'00"W	22.24'
L314	N1°59'54"W	11.92'
L315	S88°00'06"W	5.18'
L316	N40°07'00"E	14.63'
L317	S49°53'00"E	33.31'
L318	N75°04'45"E	46.53'
L319	N26°29'06"E	41.39'
L320	N66°00'05"W	96.35'
L321	S82°35'50"W	24.94'
L322	N7°24'10"W	19.99'
L323	N4°05'09"W	19.34'
L324	N85°54'51"E	18.28'
L325	N4°05'09"W	12.91'
L326	N4°11'08"W	29.66'
L327	N49°11'08"W	6.27'
L328	N40°48'52"E	6.27'
L329	N4°11'08"W	14.86'
L330	N85°48'52"E	20.00'
L331	S4°11'08"E	44.04'
L332	N89°39'49"E	9.20'
L333	S0°20'11"E	20.00'
L334	S89°39'49"W	7.88'
L335	S4°05'09"E	23.95'
L336	S66°00'05"E	93.25'
L337	N22°00'52"E	124.10'
L338	S70°28'28"E	133.49'
L339	S19°31'32"W	20.00'

LINE	BEARING	LENGTH
L340	N70°28'28"W	114.34'
L341	S22°00'52"W	29.93'
L342	S67°59'08"E	14.50'
L343	S22°00'52"W	20.00'
L344	N67°59'08"W	14.50'
L345	S22°00'52"W	16.51'
L346	S67°59'08"E	15.25'
L347	S22°00'52"W	20.00'
L348	N67°59'08"W	15.25'
L349	S22°00'52"W	22.87'
L350	S39°50'25"E	23.70'
L351	S50°09'35"W	20.00'
L352	N39°50'25"W	14.39'
L353	S26°29'06"W	34.12'
L354	S42°56'52"E	15.98'
L355	S27°31'40"W	7.56'
L356	S62°28'20"E	3.24'
L357	S47°03'08"W	13.95'
L358	N42°56'52"W	22.49'
L359	S75°04'45"W	42.28'
L360	S1°59'54"E	52.92'
L361	N88°00'06"E	20.32'
L362	S1°59'54"E	9.70'
L363	S33°31'40"W	12.66'
L364	S88°00'06"W	12.96'
L365	S1°59'54"E	1.66'
L366	S37°50'57"E	10.11'
L367	S33°31'40"W	5.15'
L368	S56°28'20"E	2.20'
L369	S52°09'03"W	15.82'
L370	N37°50'57"W	3.16'
L371	S33°31'40"W	31.58'
L372	S56°28'20"E	2.25'
L373	S33°31'40"W	20.00'
L374	N56°28'20"W	2.25'
L375	S33°31'40"W	31.47'
L376	S23°08'21"E	6.58'
L377	S33°31'40"W	9.02'
L378	S56°28'20"E	3.31'
L379	S66°51'39"W	13.29'

LINE	BEARING	LENGTH
L380	S28°56'32"W	62.15'
L381	S55°04'58"E	3.85'
L382	S34°55'01"W	22.51'
L383	N55°04'59"W	3.28'
L384	S36°53'12"W	91.22'
L385	S49°16'56"E	2.43'
L386	S40°43'04"W	20.00'
L387	N49°16'56"W	11.45'
L388	N53°06'48"W	9.67'
L389	N36°53'12"E	112.11'
L390	N56°40'15"W	15.79'
L391	N32°31'40"E	20.84'
L392	N78°19'45"E	10.92'
L393	S11°40'15"E	11.55'
L394	N28°56'32"E	55.98'
L395	N61°03'28"W	17.72'
L396	N28°56'32"E	16.75'
L397	S56°25'44"E	1.00'
L398	N28°56'32"E	3.33'
L399	S61°03'28"E	16.72'

N/F  
ESCALANTE KINGSMILL  
DEVELOPMENT, LLC  
PARCEL R-2C2  
PARCEL ID #5040100002C  
INSTR. #170017682  
INSTR. #170009894  
INSTR. #170009895  
INSTR. #190005922 (PLAT)

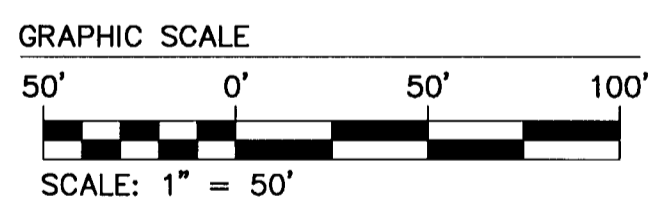
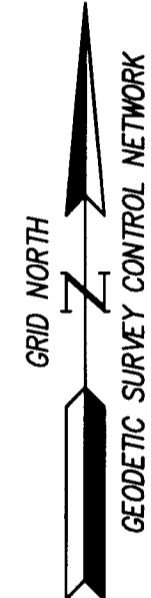


**FIRE SEPARATION BUFFER NOTE:**  
THE REAR WALLS OF THE TOWNHOMES ARE NOT FIRE RATED AND A REAR SETBACK DOES NOT EXIST. THEREFORE, A 20 FT FIRE SEPARATION BUFFER AS SHOWN HEREON IS REQUIRED TO PREVENT FUTURE ENCROACHMENT.

SEE SHEETS 2 AND 3 FOR ROAD CENTERLINE AND BUILDING SETBACKS.

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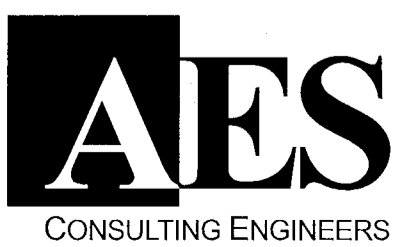
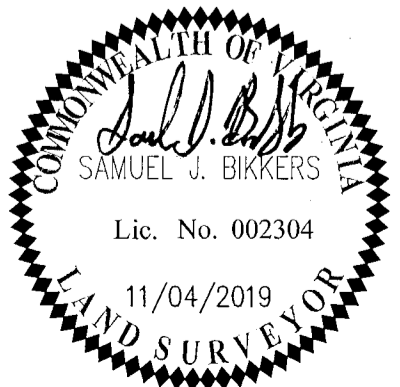
N/F  
KINGSMILL COMMUNITY  
SERVICES ASSOCIATION  
PARCEL ID #5040600001A



JCSA EASEMENTS

1 Large/Small Plat(s) Recorded  
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Hampton Roads | Central Virginia | Middle Peninsula

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PLAT OF SUBDIVISION  
**KINGSMILL TOWNHOMES**  
**"THE ENCLAVE"**  
FOR  
ESCALANTE GOLF  
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: GVC  
Project Number: 7753-49  
Scale: 1"=50'  
Date: 05/13/2019  
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**6 OF 7**

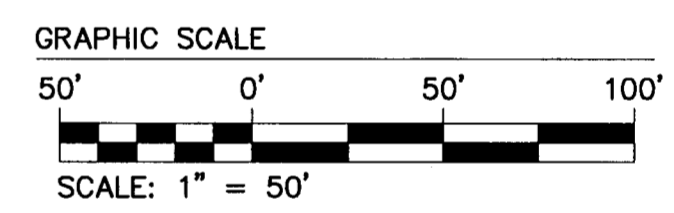
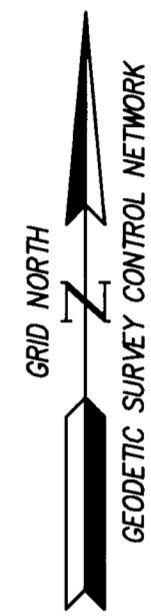


190017999

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N/F  
 ESCALANTE KINGSMILL  
 DEVELOPMENT, LLC  
**PARCEL R-2C2**  
 PARCEL ID #5040100002C  
 INSTR. #170017682  
 INSTR. #170009894  
 INSTR. #170009895  
 INSTR. #190005922 (PLAT)

VARIABLE WIDTH LANDSCAPE  
 ESMT HEREBY CONVEYED  
 TO THE HOA

VARIABLE WIDTH LANDSCAPE  
 ESMT HEREBY CONVEYED  
 TO THE HOA

5' LANDSCAPE  
 PRESERVATION  
 ESMT HEREBY  
 CONVEYED TO HOA

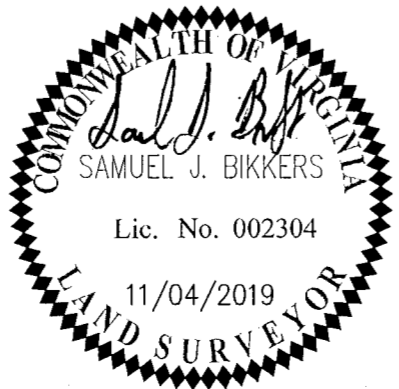
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 DEVELOPMENT, LLC  
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 PARCEL ID #5040100002C  
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 INSTR. #190005922 (PLAT)

N/F  
 KINGSMILL COMMUNITY  
 SERVICES ASSOCIATION  
 PARCEL ID #5040600001A

ESCALANTE KINGSMILL  
 DEVELOPMENT, LLC  
**PARCEL ID #5040100006**  
 INSTR. #170017682

HOA LANDSCAPE EASEMENTS

City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
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*Mona A. Foley*, Clerk



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ROBERTS DISTRICT      JAMES CITY COUNTY      VIRGINIA

Project Contacts: GVC  
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**7 OF 7**