

OWNERS CERTIFICATE: (LOT 154)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 154, SOUTHALL QUARTER, SECTION II & COUNTRY ROAD WEST PARCEL IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

WILLIAM L. BRAUER	9/16/2022
WILLIAM L. BRAUER	DATE
Wichelle C. Branes	9/16/2022
MICHELLE C. BRAUER	DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Williamsburg I, Mary G. IN AND FOR THE CITY/COUNTY AND STATE AFORE THAT THE PERSONS WHOSE NAMES ARE SIGNED	TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN THE CONTROL OF LINE DAY OF	Septembel , 202
Mary J. Jackson NOTARY PUBLIC	Commonwealth of Virginia Mary G. Jackson - Notary Public

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY WILLIAM L. BRAUER AND MICHELLE C. BRAUER TO WILLIAM L. BRAUER AND MICHELLE C. BRAUER, TRUSTEES, UNDER THE BRAUER LIVING TRUST BY DEED DATED FEBRUARY 21, 2020. AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT #200003473.

TRUSTEE FOR LENDER:

MY COMMISSION EXPIRES

NOTARY REGISTRATION NO.__

TRACY BRYAN HORSTKAMP, ESQUIRE FIRST HORIZON BANK

BY: TRACY BOYEN HORSTKA	mP 8.5.22
NAME PRINTED	DATE
	8.5.22
SIGNATURE	TITLE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF LOODON 1, Source R. Hunter, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 5th DAY OF Acaust, 2022 58th

Sarra Q. Henter	
NOTARY PUBLIC	SARA ROXANNE HUNTER
MY COMMISSION EXPIRES June 30 2025	NOTARY PUBLIC

NOTARY REGISTRATION	1 NO. 7947651
CERTIFICATE OF AR	PPOVAL

TARY PUBLIC Commonwealth of Virginia Registration No. 7947651 My Commission Expires June 30, 2025

Registration # 150753 My Commission Expires 8-31-24

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200 12.22	Mushow	
TO VOT 1011	// acception	
DATE	SUBDIVISION AGENT OF JAMES CITY COUN	TY

OWNERS CERTIFICATE: (COUNTRY ROAD WEST PARCEL)

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS BOUNDARY LINE ADJUSTMENT BETWEEN LOT 154, SOUTHALL QUARTER, SECTION II & COUNTRY ROAD WEST PARCEL IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

OWNER:

ESCALANTE KINGSMILL DEVELOPMENT LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY: ESCALANTE GOLF LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

NOWLT C. SILVA	
NAME PRINTED	
$\mathcal{M}(\mathcal{S})$	DATE
	9 12 2027
SIGNATURE	
CERTIFICATE OF NOTARIZATION STATE OF TEXAS	TITLE VP
COUNTY OF Tarran +	
BEFORE ME, TIFINI LOZANO	ON THIS DAY DEDCOMALLY
	, ON THIS DAY PERSONALLY _, KNOWN TO ME OR PROVED TO ME ON THE OATH OI
•	OR THROUGH TO BE THE
	THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO M
	HE PURPOSES AND CONSIDERATION THEREIN EXPRESSED
	TE FOR ODES AND CONSIDERATION THEREIN EXTRESSED
(SEAL) TIFINI LOZANO Notary Public, State of Texas Comm. Expires 01-29-2025 Notary ID 132899130	
GIVEN UNDER MY HAND AND SEAL OF OFFICE	CE THIS 12th DAY OF September,
Delen	
(NOTARY'S SIGNATURE)	
NOTARY PUBLIC, STATE OF TEXAS	
·	
LENDER:	
FIRST HORIZON BANK BY: DAV)D C. MORDUE	Eif
BY: DAV)D C. GORDUE NAME PRINTED	
BY: DAV)D C. GORDUE NAME PRINTED Samr. Forlly	DATE 7/22/2022
BY: DAV)D C. GORDUE NAME PRINTED	DATE 7/22/2022
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE ERTIFICATE OF NOTARIZATION	
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE STATE OF TEXAS Florida	DATE 7/22/2022
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE STATE OF TEXAS Florida	DATE 7/22/2022
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE SERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collies	DATE 7/22/2022 TITLE EVP
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE SERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, BOAR POLZ	DATE 7/22/2022 TITLE EVP , ON THIS DAY PERSONALLY
BY: DAVID C. GORDUE NAME PRINTED SIGNATURE SERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, Mary Patz APPEARED David Gordley, 1	DATE 7/22/2022 TITLE EVP
BY: DAVID C. GORDUE NAME PRINTED SIGNATURE SIGNATURE ERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, David Gordley, 1	DATE 7/22/2022 TITLE EVP ON THIS DAY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE OATH OF
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE SIGNATURE STATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, Barre Potz APPEARED David Gordley, 1 OPERSON WHOSE NAME IS SUBSCRIBED TO THE	TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE
BY: DAV)D C. GORDUE NAME PRINTED SIGNATURE SIGNATURE STATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, BOTH POTT APPEARED DOUB GOODLEY, 1 OPERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE KARIE A. PATZ	DATE 7/22/2022 TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
BY: DAVID C. GORDUE NAME PRINTED SIGNATURE SIGNATURE STATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collie BEFORE ME, DAVID Gordley, 1 PERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE Karie A. Patz NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES AUG. 28, 2023 COMMISSION NO. GG 357124	TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME E PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
BY: DAVID C. GORDUE NAME PRINTED SIGNATURE SIGNATURE STATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collie BEFORE ME, DAVID Gordley, 1 PERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE Karie A. Patz NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES AUG. 28, 2023 COMMISSION NO. GG 357124	TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME E PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
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BY: DAV) D. C. GORDUE NAME PRINTED SIGNATURE SIGNATURE SERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF COLLIE COUNTY OF COLLIE BEFORE ME, DOU'D GOODLEY, APPEARED DOU'D GOODLEY, PERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE KARIE A. PAIZ NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES AUG. 28, 2023 COMMISSION NO. GG 387124 SIVEN UNDER MY HAND AND SEAL OF OFFICE NOTARY'S SIGNATURE)	DATE 7/22/2022 TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
BY: DAV)D C. GORDUE NAME PRINTED MANC. Fordly SIGNATURE SIGNATURE STATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF Collier BEFORE ME, DOU'D GOODLEY, 1 PERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE Karie A. Patz NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES AUG. 28, 2023 COMMISSION NO. GG 367124 SIVEN UNDER MY HAND AND SEAL OF OFFICE COLUMN SEAL OF OFFICE	TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF OR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME E PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
BY: DAV) D. C. GORDUE NAME PRINTED SIGNATURE SIGNATURE SERTIFICATE OF NOTARIZATION STATE OF TEXAS Florida COUNTY OF COLLIE COUNTY OF COLLIE BEFORE ME, DOU'D GOODLEY, APPEARED DOU'D GOODLEY, PERSON WHOSE NAME IS SUBSCRIBED TO THE THAT HE/SHE EXECUTED THE SAME FOR THE KARIE A. PAIZ NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES AUG. 28, 2023 COMMISSION NO. GG 387124 SIVEN UNDER MY HAND AND SEAL OF OFFICE NOTARY'S SIGNATURE)	DATE 7/22/2022 TITLE EVP , ON THIS DAY PERSONALLY , KNOWN TO ME OR PROVED TO ME ON THE OATH OF DR THROUGH TO BE THE HE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME E PURPOSES AND CONSIDERATION THEREIN EXPRESSED. E THIS DAY OF, 2

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR 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.

05/13/2022 DATE

Martiellennely MATTHEW H. CONNOLLY, L.S. 2053

BOUNDARY LINE ADJUSTMENT BETWEEN

LOT 154, SOUTHALL QUARTER, SECTION II & COUNTRY ROAD WEST PARCEL

KINGSMILL DEVELOPMENT

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 05/13/2022 JOB #21-182

Engineering & Surveying Consultants

205 Bulifants Blvd. Suite & Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782 web: landtechresources.com

SHEET 1 OF 2

JCC-S-21-0067

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON P.B. 34, PG. 11.
- 2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATED UNDERGROUND UTILITIES.
- 4. ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 6. PARCELS LIE IN FIRM ZONE "X" & ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0206D DATED 12/16/2015.
- 7. THIS PROPERTY DOES NOT FALL WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 11. A 7.5' PRIVATE DRAINAGE EASEMENT, UNLESS GREATER WIDTH IS NOTED. EXISTS PARALLEL TO AND ALONG ALL PROPERTY LINE SHOWN HEREON. (PER P.B. 34, PG. 11)
- 12. EASEMENTS DENOTED AS JCSA UTILITY 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.

PROPERTY INFORMATION

LOT 154

OWNER:

WILLIAM L. BRAUER, TRS. & MICHELLE C. BRAUER, TRS. INST. #200003473

ADDRESS:

#104 PEYTON ROAD

WILLIAMSBURG, VIRGINIA 23185

PARCEL ID: 5010300154

ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

LOT 188

OWNER:

ESCALANTE KINGSMILL DEVELOPMENT, LLC

INST. #170017682

ADDRESS:

MATTHEW H. CONNOLLA Lic. No. 2053

05/13/2022

AND SURVE

#1000 CARTER'S GROVE COUNTRY ROAD WILLIAMSBURG, VIRGINIA 23185

PART OF PARCEL ID: 5130100002

ZONING DISTRICT: R4 (RESIDENTIAL PLANNED COMMUNITY)

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 2nd DAY OF November 2021.8 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 10:57 am

TESTE MONA A. FOLEY, CLERK