

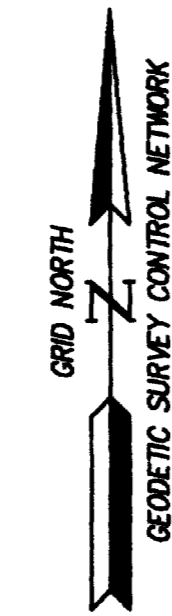
EXHIBIT

202216443

EXEMPTION CLAIMED: \$58.1-81(A)(3); for Taxes Imposed by \$58.1-801 on a conveyance to a Virginia City

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	12.92'



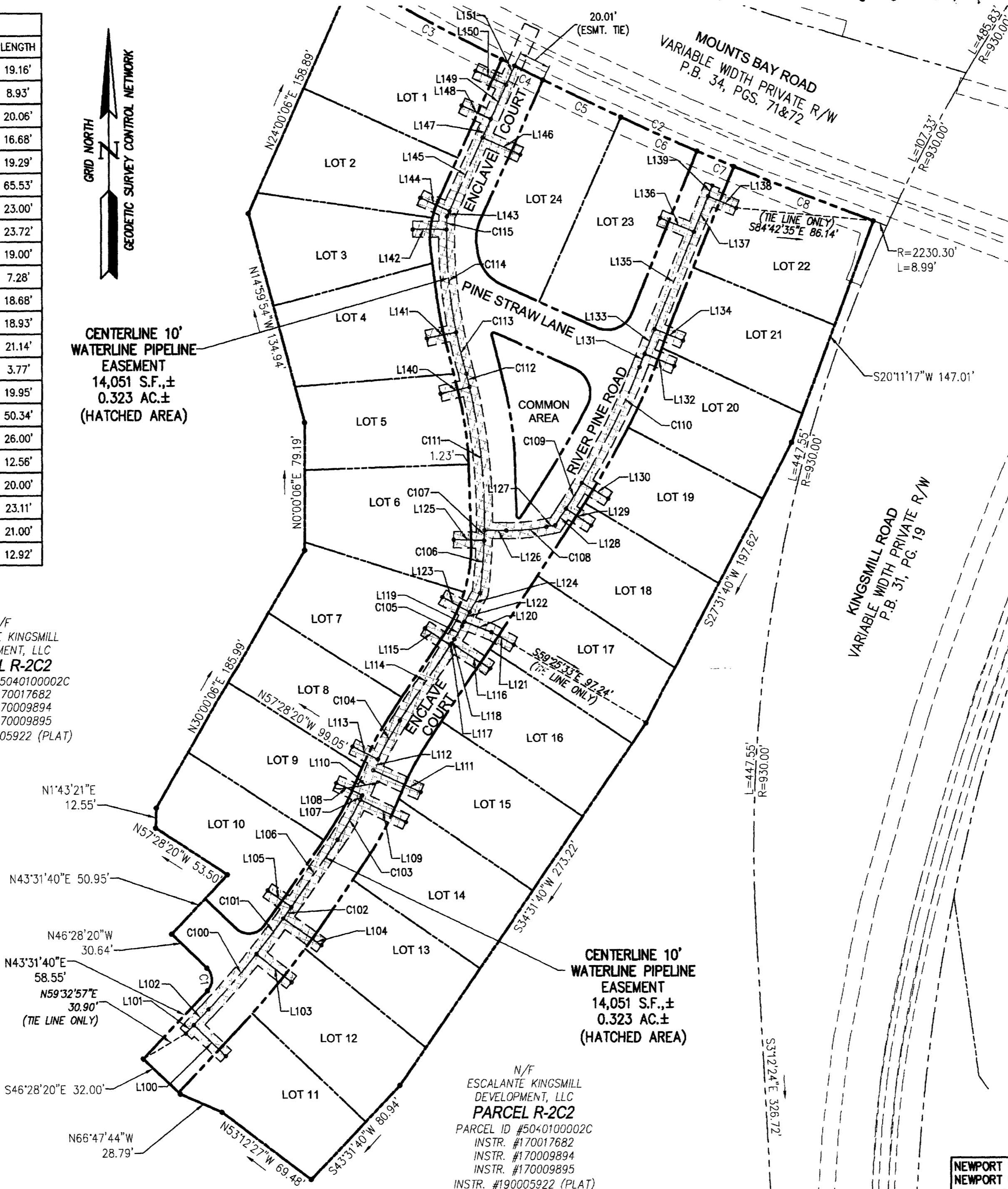
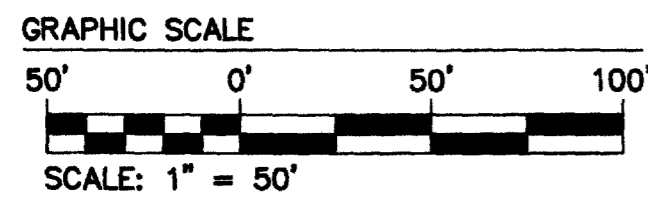
CENTERLINE 10' WATERLINE PIPELINE EASEMENT 14,051 S.F., ± 0.323 AC. ± (HATCHED AREA)

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 # 2022-16443

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 17, 2022 at 2:53 AM PM, PB Document # 202216443 MONA A. FOLEY, CLERK

JCC Subdivision Agent Approval Not Required
PH 9/9/22



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PARCEL R-2C2
 PARCEL ID #5040100002C
 INSTR. #170017682
 INSTR. #170009894
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 INSTR. #190005922 (PLAT)

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	10.00'	15.71'	10.00	14.14	N1° 28' 20"W
C2	91°5'10"	2230.30'	360.17'	180.48	359.78	S65° 24' 49"E
C3	2°44'01"	2230.30'	106.41'	53.22	106.40	S62° 09' 15"E
C4	0°44'43"	2230.30'	29.01'	14.51	29.01	S63° 53' 37"E
C5	1°23'13"	2230.30'	53.99'	27.00	53.99	S64° 57' 35"E
C6	1°20'31"	2230.30'	52.24'	26.12	52.24	S66° 19' 28"E
C7	0°38'32"	2230.30'	25.00'	12.50	25.00	S67° 18' 59"E
C8	2°24'09"	2230.30'	93.52'	46.77	93.51	S68° 50' 20"E

- NOTES:**
1. THIS PLAT IS FOR EASEMENT PURPOSES ONLY AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN.
 2. THIS IS NOT A BOUNDARY SURVEY. PROPERTY INFORMATION SHOWN IS BASED ON DEEDS & PLATS OF RECORD.
 3. PERMANENT WATER PIPELINE EASEMENT HEREBY CONVEYED TO CITY OF NEWPORT NEWS IS BASED ON THE APPROVED JCC SITE PLAN SP-18-0077.
 4. DIMENSIONS ARE TO CENTERLINE OF EASEMENT.

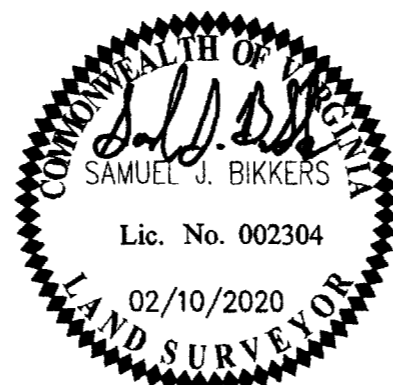
REFERENCE: INSTR. #190017999

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 CENTERLINE TO CREATE A 10' EASEMENT UNLESS OTHERWISE NOTED. SEE TABLE THIS SHEET FOR EXCEPTIONS.

NEWPORT NEWS PROJECT NO. 016-FY2020
 NEWPORT NEWS DRAWING NO. N-12643

Rev.	Date	Description	Revised By



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
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 Fax: (757) 220-8994
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF 10' WATER PIPELINE EASEMENT
 KINGSMILL TOWNHOMES
 "THE ENCLAVE"
 115 ENCLAVE COURT
 TO BE CONVEYED TO THE CITY OF NEWPORT NEWS, VIRGINIA
 BY KINGSMILL RESORT CUSTOM HOMES, LLC

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: GVC/SJB
 Project Number: 7753-49
 Scale: 1"=50' Date: 02/10/2020
 Sheet Number
1 OF 1