



See also YR005

## CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.

**BMP NUMBER:** YR015

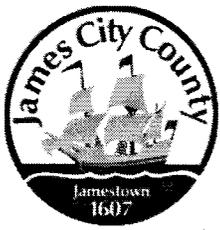
**DATE VERIFIED:** April 6, 2012

**QUALITY ASSURANCE TECHNICIAN:**

Leah Hardenbergh

*Leah Hardenbergh*

**LOCATION:** WILLIAMSBURG, VIRGINIA



# Stormwater Division

## MEMORANDUM

**DATE:** March 10, 2010  
**TO:** Michael J. Gillis, Virginia Correctional Enterprises Document Management Services  
**FROM:** Jo Anna Ripley, Stormwater  
**PO:** 270712  
**RE:** Files Approved for Scanning

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**General File ID or BMP ID:** YR015

**PIN:** 1440100018

**Subdivision, Tract, Business or Owner**

**Name (if known):**

Kiskiack Golf Course

**Property Description:**

Parcel 1 Hankins Land Trust

**Site Address:**

8250 Croaker Road

*(For internal use only)*

**Box** 9

**Drawer:** 5

**Agreements:** (in file as of scan date)

Y

**Book or Doc#:**

779

**Page:**

622-623

114

529

**Comments**

As of 3/10/10, Owner or Responsible Party: CNL Income Traditional VA Golf LLC; was previously known as The Bluffs Golf Course; This is a combined file with YR005 and YR015

YR015  
YR005

COPY

DECLARATION OF COVENANTS

INSPECTION/MAINTENANCE OF RUNOFF CONTROL FACILITY

THIS DECLARATION, made this 1st day of March, 1996, between Carolinas Golf Group LLC and all successors in interest, hereinafter referred to as the "COVENANTOR(S)," owner(s) of the following property: The Bluffs Golf Course  
8250 Croaker Road Williamsburg, VA 23188 DB114 PG 529, and James City County, Virginia, hereinafter referred to as the "COUNTY."

WITNESSETH:

We, the COVENANTOR(S), with full authority to execute deeds, mortgages, other covenants, and all rights, titles and interests in the property described above, do hereby covenant with the COUNTY as follows:

1. The COVENANTOR(S) shall provide maintenance for the runoff control facility, hereinafter referred to as the "FACILITY," located on and serving the above-described property to ensure that the FACILITY is and remains in proper working condition in accordance with approved design standards, and with the law and applicable executive regulations.
2. If necessary, the COVENANTOR(S) shall levy regular or special assessments against all present or subsequent owners of property served by the FACILITY to ensure that the FACILITY is properly maintained.
3. The COVENANTOR(S) shall provide and maintain perpetual access from public right-of-ways to the FACILITY for the COUNTY, its agent and its contractor.
4. The COVENANTOR(S) shall grant the COUNTY, its agent and its contractor a right of entry to the FACILITY for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the FACILITY.
5. If, after reasonable notice by the COUNTY, the COVENANTOR(S) shall fail to maintain the FACILITY in accordance with the approved design standards and with the law and applicable executive regulations, the COUNTY may perform all necessary repair or maintenance work, and the COUNTY may assess the COVENANTOR(S) and/or all property served by the FACILITY for the cost of the work and any applicable penalties.
6. The COVENANTOR(S) shall indemnify and save the COUNTY harmless from any and all claims for damages to persons or property arising from the installation, construction, maintenance, repair, operation or use of the FACILITY.
7. The COVENANTOR(s) shall promptly notify the COUNTY when the COVENANTOR(S) legally transfers any of the COVENANTOR(S)' responsibilities for the FACILITY. The COVENANTOR(S)' shall supply the COUNTY with a copy of any document of transfer, executed by both parties.
8. The covenants contained herein shall run with the land and shall bind the COVENANTOR(S) and the COVENANTOR(S)' heirs, executors, administrators, successors and assignees, and shall bind all present and subsequent owners of property served by the FACILITY.
9. This DECLARATION shall be recorded in the County Land Records.

Book 779  
Pages 622 + 623

IN WITNESS WHEREOF, the COVENANTOR(S) have executed this DECLARATION OF COVENANTS as of this 22<sup>nd</sup> day of MARCH, 1996.

COVENANTOR(S)

Stuart M. Frantz

ATTEST:

Jacqueline A. Sklarson

COVENANTOR(S)

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

COMMONWEALTH OF VIRGINIA NORTH CAROLINA  
CITY/COUNTY OF WAKE

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do certify that Stuart M. Frantz, whose name is signed as such to the foregoing writing bearing date 22<sup>nd</sup> day of MARCH, 1996 this day sworn the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 22<sup>nd</sup> day of March, of 1996.

Anne C. Young  
Notary Public

My Commission expires: 07-26-97

Approved as to form:

Les P. Rogers

0261U.Wpf  
Revised 9/92

Date Record Created:

WS\_BMPNO:

YR015

Print Record

Created By:

WATERSHED YR

BMP ID NO 015

PLAN NO SP-128-95

TAX PARCEL (14-4)(1-19)

PIN NO 14440100019

CONSTRUCTION DATE 7/1/1996

PROJECT NAME Kiskiack - 18 Hole Golf Course

FACILITY LOCATION Upper Lake 1

CITY-STATE Williamsburg, Va. 23188

CURRENT OWNER Hankins Land Trust 1 2 3 (Patten & Watkins Truste)

OWNER ADDRESS 403 Holly Point Road

OWNER ADDRESS 2

CITY-STATE-ZIP CODE Yorktown, Va. 23692

OWNER PHONE

MAINT AGREEMENT Yes

EMERG ACTION PLAN No

PRINTED ON  
Wednesday, March 10, 201  
2:14:47 PM

MAINTENANCE PLAN

No

SITE AREA acre

172

LAND USE

Multifamily Residen

old BMP TYP

Wet Pond

JCC BMP CODE

A2 Wet Pond

POINT VALUE

10

SVC DRAIN AREA acres

113.1

SERVICE AREA DESCR

Golf Course Area

IMPERV AREA acres

0.00

RECV STREAM

UT of Skimino Creek

EXT DET-WQ-CTRL

Yes

LAST INSP DATE 3/27/2002

Inspected by:

WTR QUAL VOL acre-ft

CHAN PROT CTRL

No

CHAN PROT VOL acre-ft

SW/FLOOD CONTROL

No

GEOTECH REPORT

No

CTRL STRUC DESC

Dual ACMP

CTRL STRUC SIZE inches

48

OTLT BARRL DESC

Dual ACMP

OTLT BARRL SIZE inch

42

EMERG SPILLWAY

No

DESIGN HW ELEV

66.73

PERM POOL ELEV

60.6

2-YR OUTFLOW cfs

98.39

10-YR OUTFLOW cfs

188.81

REC DRAWING

No

CONSTR CERTIF

No

INTERNAL RATING

4

MISC/COMMENTS

Parcel 2. Flows to YR 005. Grass Em  
Spillway. The Bluffs

Get Last BMP No

Return to Menu

Additional Comments:

