

VICINITY MAP
1"=2000'

OWNER'S CONSENT

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

5/1/03 *Richard F. Wilkinson*

DATE BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP
BY: INTERNATIONAL BULIFANTS, INC., A VIRGINIA CORP.
GENERAL PARTNER
BY: RICHARD F. WILKINSON, PRESIDENT

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) Patricia M. Pence, A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED
THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.
GIVEN UNDER MY NAME THIS 1st DAY OF
May, 2003. MY COMMISSION EXPIRES
June 30, 2006

Patricia M. Pence
(SIGNATURE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RIGHT-OF-WAY IS IN THE NAME OF BULIFANTS LP, SUCCESSOR BY NAME CHANGE FROM WILKINSON ASSOCIATES. THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY HOWARD P. WILKINSON, RICHARD F. WILKINSON, JACQUELINE S. WILKINSON AND MARGARET W. WILKINSON, TO WILKINSON ASSOCIATES BY DEED DATED 12/31/85 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 433 PAGE 163.
I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DEC. 31, 2003.



NOTES:

- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
- MERIDIAN IS BASED UPON VDOT R/W PLANS.
- PROPERTY TAX PARCEL 02-00-00-034
PROPERTY GPIN #C19C-2002-0503
TOTAL SUBDIVIDED AREA - 180.42 AC.
BULIFANTS BLVD. R.O.W. AREA - 2.3233 AC.
RESIDUAL AREA - 178.10 AC.
- WATER & SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER & SEWER, BOTH PROVIDED BY YORK COUNTY.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVIDED PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE PROPERTY FALLS IN ZONE X AS SHOWN ON COMMUNITY PANEL #510182 0025B MAP DATED 12-16-88.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

NOTE: NEAREST YORK COUNTY MONUMENT LIES AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 60 (RICHMOND ROAD) AND 646 (LIGHTFOOT ROAD), 37.5' NORTHEAST OF THE CENTER LINE OF THE WESTBOUND LANES OF ROUTE 60, 85.0' SOUTHEAST OF THE CENTER LINE OF ROUTE 646.

COORDINATES FOR MON. 015 IN U.S. SURVEY FEET:
(EASTING)11990445.839
(NORTHING)3652054.370

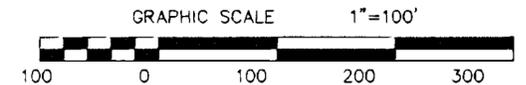
RIGHT-OF-WAY DEDICATION,
BULIFANTS BOULEVARD
PHASE 1
INTERNATIONAL CENTER
WILLIAMSBURG

BRUTON DISTRICT YORK COUNTY, VIRGINIA
DATE: 04/30/03 SCALE: 1" = 100'

SHEET 1 OF 2

**LANDMARK
DESIGN GROUP**

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 RONBUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049



LEGEND

- CMS CONCRETE MONUMENTS TO BE SET
- CMF CONCRETE MONUMENTS FOUND
- IPF IRON PINS FOUND

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 1/6/04

STATE OF VIRGINIA, COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 6th DAY OF January, 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. CH0000306

TESTE: *Lynn S. Jenkins* 8:59 am
CLERK

BY: *Shelia Conner*

5-1-03 *Peter Farrell*
DATE PETER FARRELL, LS 002036