

VICINITY MAP  
1"=2000'

NOTES:

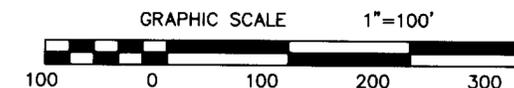
- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
- MERIDIAN IS BASED UPON VDOT R/W PLANS.
- PROPERTY TAX PARCEL 02-00-00-034 PROPERTY GPIN #C19C-2002-0503  
TOTAL SUBDIVIDED AREA - 178.10 AC.  
BMP NO. 3 - 4.80 AC.  
RESIDUAL AREA - 173.30 AC.
- WATER & 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.
- 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.
- EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS, FROM TIME TO TIME, THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

SUBDIVISION OF  
**BMP NO. 3**  
INTERNATIONAL CENTER  
WILLIAMSBURG  
BRUTON DISTRICT YORK COUNTY, VIRGINIA  
DATE: 01/12/04 SCALE: 1" = 100'

SHEET 1 OF 2

**LANDMARK**  
**DESIGN GROUP**

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



**OWNER'S CONSENT**

FOR , BMP NO. 3 AND ACCESS EASEMENT AND PRIVATE DRAINAGE EASEMENT ACROSS PARCEL 2 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.

*Richard F. Wilkinson*

02-02-04

SIGNATURE DATE

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

**OWNER'S CONSENT**

FOR ACCESS EASEMENT ACROSS PARCEL 14

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.

*Jim Griffith*

01-13-04

SIGNATURE DATE

JIM GRIFFITH, BUILDER, INC.  
BY: JIM GRIFFITH, 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 2<sup>nd</sup> DAY OF  
February, 2004. MY COMMISSION EXPIRES  
June 30, 2006

*Patricia M. Pence*  
(SIGNATURE)

**CERTIFICATE OF NOTARIZATION FOR OWNER**

STATE OF: Virginia

CITY/COUNTY OF James City County  
I, (PRINT) Melissa Long 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 13 DAY OF  
January, 2004. MY COMMISSION EXPIRES  
08/31/04

*Melissa Long* commissioned as Melissa Snow  
(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 SUBDIVISION IS IN THE NAME OF: PARCEL 2: BULIFANTS LP, SUCCESSOR BY NAME CHANGE FROM WILKINSON ASSOCIATES, AND 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. PARCEL 14: JIM GRIFFITH BUILDER, INC. AND WAS CONVEYED BY BULIFANTS, L.P. TO JIM GRIFFITH BUILDER, INC. BY DEED DATED 06/05/02 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK AS INSTRUMENT NO. 020010065.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH. 31, 2004.

1-12-04

*Peter Farrell*

PETER FARRELL, LS 002036



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

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*  
PLAT APPROVING AGENT

DATE: 3/31/04

STATE OF VIRGINIA, COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 31<sup>st</sup> DAY OF March, 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040006396

TESTE: Lynn S. Jenkins 11:2am  
CLERK

BY: *Lisa Brader, DL*

12/11/04 11:12