



VICINITY MAP
SCALE: 1" = 2000'

PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA
STATION #015

EASTING (X) 11990445.839
NORTHING (Y) 3652054.370

ELEVATION OF STATION = 124.74'
HORIZONTAL DATUM: NAVD88
VERTICAL DATUM: NGVD29

GENERAL NOTES:

- 1) PROPERTY TO BE SUBDIVIDED IS ALL OF TAX PARCEL 02-00-00-032, GPIN NO. C19C-0531-2397.
- 2) PROPERTY IS CURRENTLY ZONED "EO", ECONOMIC OPPORTUNITY DISTRICT.
- 3) PROPERTY AS SHOWN LIES IN F.I.R.M. ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON COMMUNITY PANEL #510182-0025B, DATED DECEMBER 16, 1988 OF THE FLOOD RATE INSURANCE MAPS FOR YORK COUNTY, VIRGINIA.
- 4) THIS SITE LIES WITHIN THE WMP - WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT.
- 5) ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- 6) TOTAL AREA SUBDIVIDED IS 27.415 ACRES±.
- 7) THE LIMITS OF WETLANDS AS SHOWN ON THIS SURVEY WERE MARKED BY WILLIAMSBURG ENVIRONMENTAL GROUP AND LOCATED IN THE FIELD BY AES CONSULTING ENGINEERS ON 5/13/03.
- 8) MINIMUM BUILDING SETBACK LINES:
FRONT - 45'
SIDE - 10'
REAR - 200' WATERSHED BUFFER
- 9) MINIMUM LOT REQUIREMENTS (BOTH PUBLIC WATER AND PUBLIC SEWER):
MINIMUM AREA = 20,000 S.F.
MINIMUM WIDTH = 100'
- 10) 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.
- 11) ACCESS TO PARCEL B-2 SHALL BE VIA THREE (3) ENTRANCES SHOWN ON THE HOME DEPOT SITE PLAN DATED NOVEMBER 21, 2003, REVISED JANUARY 29, 2004, AND APPROVED BY YORK COUNTY ON MARCH 17, 2004, AS PROVIDED IN RESOLUTION NO. R03-178, APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 18, 2003.

SUBDIVISION OF THE PROPERTY OF BULIFANTS, L.P. PARCEL B

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 2/11/04 SCALE: 1" = 100' DRAWN: EAW



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994
JOB NO. 9290

SHEET 1 OF 3

WATER:
ALL PARCELS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK.

SEWER:
ALL PARCELS WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

REFERENCES

- INSTRUMENT NO. 02006186, PAGE 142
- DEED BOOK 433, PAGE 158
- DEED BOOK 433, PAGE 163
- PLAT BOOK 12, PAGE 310 & 311
- DEED BOOK 964, PAGE 480 (HIGHWAY TAKE)

AREA TABULATION

PARCEL B-1	782,162 S.F.±	17.956 Ac.±
PARCEL B-2	158,329 S.F.±	3.634 Ac.±
PARCEL B-3	253,726 S.F.±	5.825 Ac.±
TOTAL SUBDIVIDED AREA	1,194,217 S.F.±	27.415 AC.±

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.

DRAINAGE AND UTILITY 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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddams, PLAT APPROVING AGENT
DATE: 4/19/04

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 9th DAY OF April, 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 040007817
TESTE: Lynn S. Jenkins, CLERK
BY: Lisa Brooker, D.C.

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES.

BULIFANTS, L.P.
A VIRGINIA LIMITED PARTNERSHIP
BY: INTERNATIONAL BULIFANTS, INC., GENERAL PARTNER

BY: Richard F. Wilkinson 3/31/04
RICHARD F. WILKINSON, PRESIDENT DATE

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF Williamsburg
TO-WIT:

I, Susan G. Waltrip A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 31st DAY OF March, 2004.

MY COMMISSION EXPIRES 06/30, 2007

Susan G. Waltrip
NOTARY PUBLIC

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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, FORMER PARCEL B, IS IN THE NAME OF BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP, AND WAS ACQUIRED FROM HOWARD P. WILKINSON, RICHARD F. WILKINSON, JACQUELINE S. WILKINSON, MARGARET W. WILKINSON, AND WILKINSON ASSOCIATES, A LIMITED PARTNERSHIP BY DEED DATED DECEMBER 30, 1985 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 433, PAGE 158, AND BY DEED DATED DECEMBER 31, 1985 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 433, PAGE 163. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT SHALL BE SET ON OR BEFORE AUGUST 1, 2004.

Robert D. Mann 3/31/04
ROBERT D. MANN, L.S. #2509 DATE

