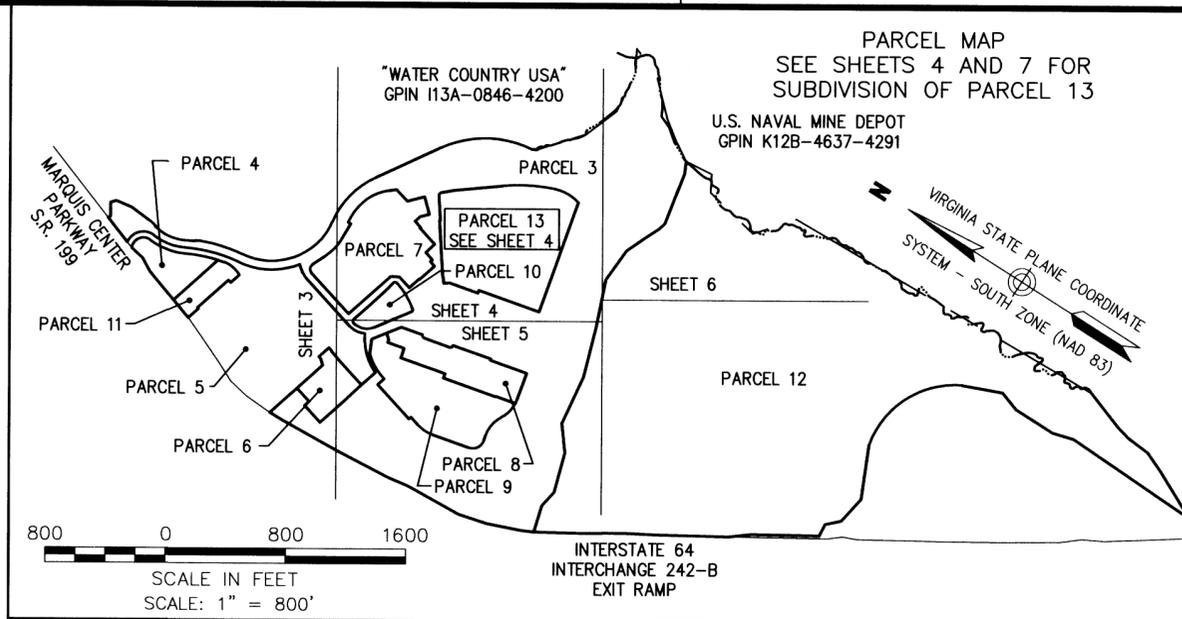


VICINITY MAP
1"=2000'



AREA TABULATION

TAX MAP NO. 11-04-00-003	
PARCEL 3 (TO SURVEY TIE-LINE)	82.25± AC.
PARCEL 13	-13.4900 AC.
NEW AREA PARCEL 3 (TO SURVEY TIE-LINE)	=68.76± AC.

LEGEND

○ IRF	IRON ROD FOUND
○ IPF	IRON PIPE FOUND
○ H-MON FD	CONCRETE MONUMENT FOUND
● IRS	IRON ROD SET
--- 100' RPA	RESOURCE PROTECTION AREA
--- FO	APPROX. CENTERLINE VERIZON EASEMENT

**SUBDIVISION OF PARCEL 3
BEING THE PROPERTY OF
MARQUIS WILLIAMSBURG
RE HOLDING LLC**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 9/19/14
SHEET 1 OF 8

GENERAL NOTES

- CURRENT OWNER: MARQUIS WILLIAMSBURG RE HOLDING, LLC.
- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY) AND IS FURTHER SUBJECT TO TERMS AND CONDITIONS OF YORK COUNTY RESOLUTION NO. R13-23 AND SUBJECT TO RESTRICTIONS/COVENANTS LR060028546, LR060024858, LR070021611, AND LR070025138, AND RESOLUTION R13-5.
- MINIMUM YARD REQUIREMENTS:
FRONT: 45'
SIDE: 10'
REAR: 10'
- MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENT NO. 037-RESET COORDINATES FOR MON. 037-RESET IN U.S. SURVEY FEET: (NORTHING) 3626414.349 (EASTING) 12024453.965 ELEV. =84.00
- SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
- THE LIMITS OF NATURAL RESOURCES EXCEPT AS NOTED ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY VHB, INC. DURING JULY AND AUGUST OF 2012, MAY 2014, AND FROM DEEDS AND PLANS OF RECORD.
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY VHB, INC. DURING APRIL OF 2011, AND FROM AN AERIAL SURVEY PERFORMED BY AERO-METRIC INC. ON APRIL 3, 2011 AND FIELD AUGMENTED BY AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY VHB, INC. JULY 2012 THROUGH AUGUST 16, 2012 AND MAY 12, 2014.
- THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X", "X500", "A", AND "AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBER 51199C0070C EFFECTIVE DATE JUNE 16, 2009. FLOOD ZONE BOUNDARIES SHOWN ARE APPROXIMATE.
- ALL PARCELS WITHIN MARQUIS WILLIAMSBURG SUBJECT TO OPERATION AND EASEMENT AGREEMENT (OEA) LR070025140 WITH EXHIBIT C TO SAID INSTRUMENT RECORDED AS LR070025141, AS AMENDED BY MEMORANDUM OF SUPPLEMENTAL AGREEMENT RECORDED AS LR070025143.
- PARCEL INVOLVED IN SUBDIVISION:
TAX MAP NO. 11-04-00-003 GPIN NO. H13D-4834-2062

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 PLAT IS AS FOLLOWS:

TAX MAP NO. 11-04-00-003

IS IN THE NAME OF MARQUIS WILLIAMSBURG RE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM DAVID C. CULBERT, SUBSTITUTE TRUSTEE BY DEED DATED JANUARY 14, 2009, AND DULY RECORDED ON JANUARY 20, 2009 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NUMBER 090000781.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WERE SET PRIOR TO RECORDATION OF PLAT.

DATE: 9/22/14
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B



EASEMENT NOTE

THE RECORDATION OF THIS PLAT SHALL OPERATE 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 INCLUDES: (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, COMMUNICATION, AND GAS UTILITY FACILITIES.

TRUSTEE'S CONSENT

BY: Douglas W. Dewitt 11/26/2014
SIGNATURE DATE

Douglas W. Dewitt Vice President
NAME PRINTED TITLE

TRUSTEE: LAWYERS TITLE REALTY SERVICES, INC.
DEED OF TRUST DATED: JUNE 17, 2014
RECORDED AS INSTRUMENT NO.: LR140009217
BENEFICIARY: BANK OF THE OZARKS

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Henrico A NOTARY PUBLIC
I, (PRINT) Rowden June Scott A NOTARY PUBLIC
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 26th DAY OF September, 2014.
MY COMMISSION EXPIRES 9/30/2015

Rowden June Scott 7387430
(SIGNATURE) (REGISTRATION NO.)



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

REFERENCES:

- INST. NO. 090000781 (JANUARY 14, 2009)
- P.B. 12, PG. 597-602 (JULY 2, 1998)
- D.B. 969, PG. 643 (AUGUST 27, 1997)
- INST. NO. 060025234 (OCTOBER 12, 2006)
- INST. NO. 050030238 (NOVEMBER 30, 2005)
- INST. NO. 070010893 (MAY 10, 2007)
- INST. NO. 070011121 (MAY 14, 2007) (PLAT)
- INST. NO. 070021611 (SEPTEMBER 5, 2007) (PLAT)
- INST. NO. 070022838 (SEPTEMBER 19, 2007) (PLAT)
- INST. NO. 120001012 (JANUARY 19, 2012) (PLAT)

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 2/9/15

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10th DAY OF Feb 2015 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 150002076

TESTE: Kristen N. Nelson, Clerk
BY: [Signature]

OWNER'S CONSENT
MARQUIS WILLIAMSBURG RE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY
FOR: GPIN H13D-4834-2062

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.
BY: CAVALIER MARQUIS INVESTORS, LLC, ITS SOLE MEMBER

BY: [Signature] 9/22/2014
SIGNATURE DATE

PATRICK S. TODD MANAGING MEMBER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia

CITY/COUNTY OF Henrico A NOTARY PUBLIC
I, (PRINT) Sherri E. Swartz A NOTARY PUBLIC
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 22nd DAY OF September, 2014.
MY COMMISSION EXPIRES 9/22/2015

Sherri E. Swartz Notary Public State of Virginia
My Commission Expires 9/22/2015

(SIGNATURE) (REGISTRATION NO.)