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VICINITY MAP
SCALE: 1"=2000'

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 OWNERS AND PROPRIETORS.
FOR TAX MAP PARCEL# 02-19-03-005, 02-19-03-006, & 02-19-03-007

BULIFANTS, LP
BY: INTERNATIONAL BULIFANTS, INC., GENERAL PARTNER

Barbara W. Yandle 11/17/17
BY: BARBARA W. YANDLE, PRESIDENT DATE

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

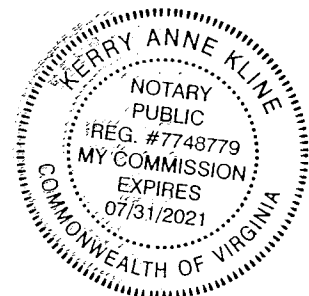
I, Kerry Kline A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17 DAY OF November, 2017.

NOTARY PUBLIC Kerry Kline

NOTARY REGISTRATION NUMBER 7748729

MY COMMISSION EXPIRES ON 07/31/21



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 RESUBDIVISION (TAX MAP 02-19-03-005, TAX MAP 02-19-03-006 AND TAX MAP 02-19-03-007) ARE IN THE NAME OF BULIFANTS LP, FORMERLY WILKINSON ASSOCIATES LIMITED PARTNERSHIP, INSTRUMENT NUMBER 020006186. ALL THREE PARCELS WERE ACQUIRED FROM HOWARD P. WILKINSON, RICHARD F. WILKINSON, JACQUELINE S. WILKINSON AND MARGARET W. WILKINSON BY DEED DATED DECEMBER 31, 1985, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN DEED BOOK 433 PAGE 163.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 10, 2018.

Preston C. Judson 11/17/17
PRESTON C. JUDSON, L.S. #3130 DATE

GENERAL NOTES

- OWNER AND REFERENCES:
TAX MAP PARCEL# 02-19-03-005
GPIN: C18A-1862-3983
OWNED BY BULIFANTS LP,
ADDRESS: 200 ASHBY PARK DRIVE, WILLIAMSBURG, VIRGINIA 23188
ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 16, 2017

TAX MAP PARCEL# 02-19-03-006
GPIN: C18A-2282-4073
OWNED BY BULIFANTS LP,
ADDRESS: 300 ASHBY PARK DRIVE, WILLIAMSBURG, VIRGINIA 23188
ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 16, 2017

TAX MAP PARCEL# 02-19-03-007
GPIN: C18B-2825-4494
OWNED BY BULIFANTS LP,
ADDRESS: 401 ASHBY PARK DRIVE, WILLIAMSBURG, VIRGINIA 23188
ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 16, 2017
- THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY. THIS PLAT IS BASED UPON AN EXISTING PLAT OF RECORD BY LANDMARK DESIGN GROUP DATED 6/13/05 AND RECORDED 10/17/05 AS INSTRUMENT NO. 050025774 TITLED "SUBDIVISION OF PARCELS 2, 3, 4, 5, 6, 7 AND 8 BEING INTERNATIONAL CENTER WILLIAMSBURG, PHASE III."
- THE PROPERTIES SHOWN LIE IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0028D, MAP REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WALLER MILL WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- 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 CHAPTER 23.2 OF THE YORK COUNTY CODE.
- NO BUILDINGS WERE OBSERVED ON PARCELS 5, 6, & 7.
- NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF OUR SURVEY.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- THE LAND BEING CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS, OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOTS, TRACTS OR PARCELS OWNED BY BULIFANTS L.P. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE. PARCELS IDENTIFIED AS TAX PARCEL 02-19-03-005 (GPIN: C18a-1862-3983), TAX PARCEL 02-19-03-006 (GPIN: 18a-2282-4073), AND TAX PARCEL 02-19-03-007 (GPIN: C18b-2825-4494).
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION Nos. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-012).

PARCEL AREA TABULATION

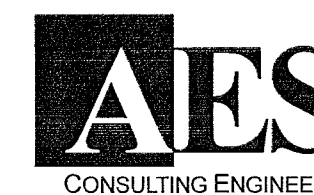
FORMER AREA PARCEL 5	176,884 SQ. FT.±	4.061 AC.±
FORMER AREA PARCEL 6	197,904 SQ. FT.±	4.543 AC.±
FORMER AREA PARCEL 7	629,238 SQ. FT.±	14.445 AC.±
FORMER AREA PARCEL 5:	176,884 SQ. FT.±	4.061 AC.±
PORTION OF PARCEL 6:	116,609 SQ. FT.±	2.677 AC.±
AREA OF NEW PARCEL 5A:	293,493 SQ. FT.±	6.738 AC.±
FORMER AREA PARCEL 7:	629,238 SQ. FT.±	14.445 AC.±
PORTION OF PARCEL 6:	81,293 SQ. FT.±	1.866 AC.±
AREA OF NEW PARCEL 7A:	710,531 SQ. FT.±	16.311 AC.±

* PARCEL 7 AND 7A AREAS ARE CALCULATED TO THE SURVEY TIE LINE.

RESUBDIVISION OF
PARCELS 5, 6, AND 7
BEING
INTERNATIONAL CENTER
WILLIAMSBURG, PHASE III

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 11/17/17 Scale: 1"=100' Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 2

UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: DECEMBER 5, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 5th DAY OF December, 2017.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170023085

TESTE: Kristen N. Nelson CLERK

BY: Sammy Logan PC