

VICINITY MAP
SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION (PARCEL C-1)
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRUSTEES.

[Signature] 12/11/17
DATE
KING'S CREEK PLANTATION, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: THOMAS J. RUHF
TITLE: CHAIRMAN, BOARD OF MANAGERS

CERTIFICATE OF NOTARIZATION FOR KING'S CREEK PLANTATION, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF Williamsburg
TO-WIT:

I, Dawn M. Stephens 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 12th DAY OF December, 2017.

MY COMMISSION EXPIRES 11/30/2018

Dawn M. Stephens 12/12/2017
NOTARY PUBLIC DATE

NOTARY REGISTRATION NUMBER: 319307

TRUSTEES CONSENT AND DEDICATION

[Signature] 12/11/17
DATE
CORPORATE TRUSTEE, TBVAT, LLC
BY: BRIAN K. SKINNER, MANAGER
DEED OF TRUST DATED JULY 20, 2009
RECORDED AS INSTRUMENT NO. #090015524;
SUBSTITUTION OF TRUSTEES DEED DATED NOVEMBER 27, 2017
RECORDED AS INSTRUMENT NO. #170022866
BENEFICIARY: TOWNEBANK (FORMERLY MONARCH BANK)

CERTIFICATE OF NOTARIZATION FOR TBVAT, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF Augusta
TO-WIT:

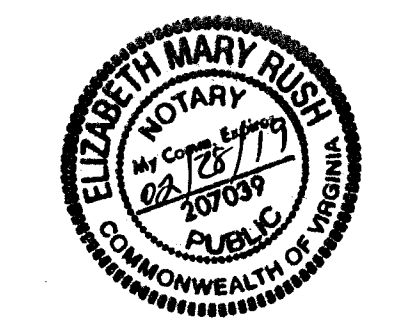
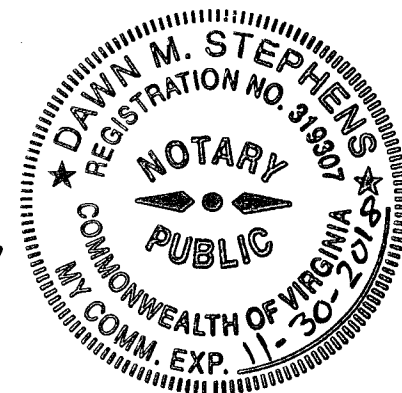
I, Elizabeth M. Rush A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF December, 2017.

MY COMMISSION EXPIRES 02-28-17

Elizabeth M. Rush 12-11-17
NOTARY PUBLIC DATE

NOTARY REGISTRATION NUMBER: 207039



NOTES:

- THE PROPERTY SHOWN IS ZONED EO (ECONOMIC OPPORTUNITY)
- THE TAX ASSESSOR'S PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE: 11-04-00-001, (GPIN #14c-2303-1468) AND 11-27-00-000C (GPIN #14c-1005-1448).
- THIS PROPERTY LIES MAINLY IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS PROPERTY LIES PARTIALLY IN ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). THIS PROPERTY LIES PARTIALLY IN FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. ALL PER FEMA FIRM COMMUNITY MAP NUMBERS 51199C0044D AND 51199C0063D FOR THE COUNTY OF YORK, VIRGINIA REVISED JANUARY 16, 2015.
- ADDRESS: #2000 SPRINGFIELD ROAD, WILLIAMSBURG, VA 23185 (PARCEL 1-A) AND 301 TRANQUILITY DRIVE, WILLIAMSBURG, VA. 23185 (PARCEL C-1).
- SETBACKS: MINIMUM FRONT YARD (45'), SIDE YARD (10') AND REAR YARD (10') PER REQUIREMENTS FOR PROPERTY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT).
- THIS PLAT IS TAKEN FROM RECORD INFORMATION, FOUND GROUND EVIDENCE, AND AN ALTA SURVEY TITLED "ALTA/NSPS LAND TITLE SURVEY, PARCEL 1 AND PARCEL 2 LOCATED AT 2000 SPRINGFIELD ROAD BEING THE PROPERTY OF TRANQUILITY KINGS CREEK, L.L.C.", DATED 4/4/2017 BY AES CONSULTING ENGINEERS.
- A PORTION OF THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE RPA BUFFERS AS SHOWN ARE TAKEN FROM YORK COUNTY GIS.
- 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 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 PRESERVATION AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCE INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-109).
- 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 PARCELS IDENTIFIED AS TAX PARCEL 11-04-001 (GPIN:114c-2303-1468), OWNED BY TRANQUILITY KINGS CREEK, L.L.C., AND TAX PARCEL 11-27-00-000C (GPIN: 114c-1005-1448), OWNED BY KING'S CREEK PLANTATION, L.L.C.

AREA TABULATION

TAX MAP # 11-04-00-001
FORMER AREA: 3,476,720 S.F.±/79.815 AC.±
AREA CONVEYED TO PARCEL C-1 7,745 S.F.±/0.178 AC.±
AREA CONVEYED FROM PARCEL 1-A 176,446 S.F.±/4.051 AC.±
NEW AREA: 3,645,421 S.F.±/83.687 AC.±

TAX MAP # 11-27-00-000C
FORMER AREA: 760,100 S.F.±/17.450 AC.±
AREA CONVEYED TO PARCEL 1-A 176,446 S.F.±/4.051 AC.±
AREA CONVEYED FROM PARCEL C-1 7,745 S.F.±/0.178 AC.±
NEW AREA: 591,399 S.F.±/13.577 AC.±

OWNER'S CONSENT AND DEDICATION (PARCEL 1-A)
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRUSTEES.

Michael J. Goellner 12/9/17
DATE
TRANQUILITY KINGS CREEK, L.L.C.,
A MISSOURI LIMITED LIABILITY COMPANY
BY: MICHAEL J. GOELLNER
TITLE: MANAGING MEMBER

CERTIFICATE OF NOTARIZATION FOR TRANQUILITY KINGS CREEK L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF ST. LOUIS
TO-WIT:

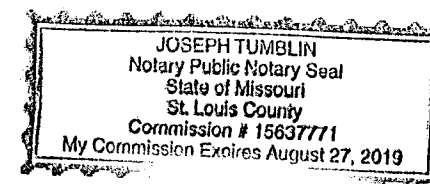
I, JOSEPH TUMBLIN A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 9th DAY OF DEC, 2017.

MY COMMISSION EXPIRES 8-27-2019

Joseph Tumblyn 12-9-17
NOTARY PUBLIC DATE

NOTARY REGISTRATION NUMBER: 15637771



BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
KING'S CREEK PLANTATION, L.L.C. &
TRANQUILITY KINGS CREEK, L.L.C.

BRUTON DISTRICT COUNTY OF YORK VIRGINIA
Date: 11/28/17 Scale: NA Proj. No.: W10483-00 Proj. Contacts: PCJ/TRS



SHEET 1 OF 3

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

TAX MAP #11-04-00-001

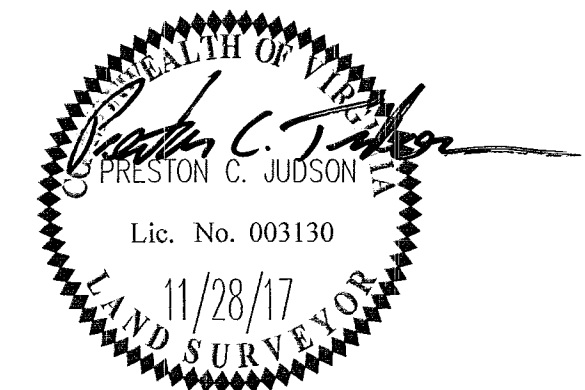
TRANQUILITY KINGS CREEK, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM EAH, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BY DEED DATED JUNE 1, 2016, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INSTRUMENT NO. 160008931.

TAX MAP #11-27-00-000C

KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SUE WARBURTON REDD AND MARTHA WARBURTON MCMURRAN, BY DEED DATED MARCH 25, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON IN DEED BOOK 1004, PAGE 747.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 28, 2018.

Preston C. Judson 11/28/17
DATE
PRESTON C. JUDSON, L.S. #003130



APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature] PLAT APPROVING AGENT

DATE: DECEMBER 15, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18th DAY OF December, 2017.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170023797 2:10pm

TESTE: Kristen Nelson CLERK

BY: [Signature]