

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20409135
VICINITY MAP: 1" = 2000'

Owner's Consent

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

BULIFANTS, L.P.
A VIRGINIA LIMITED PARTNERSHIP

BY: INTERNATIONAL BULIFANTS, INC.
A VIRGINIA CORPORATION GENERAL PARTNER

Richard F. Wilkinson 2/23/05
BY RICHARD F. WILKINSON, PRESIDENT DATE

Certificate Of Notarization

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

I, Yes Susan G. Waltrip A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. HE/SHE/THEY IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION.

GIVEN UNDER MY HAND THIS 23rd DAY OF February, 2005.

Susan G. Waltrip 06/30/07
NOTARY PUBLIC MY COMMISSION EXPIRES

Utilities Notes

WATER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK.

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

General Notes

- THIS SITE LIES WITHIN THE WMP (WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE 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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 15 IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 60 (RICHMOND ROAD) AND ROUTE 646 (LIGHTFOOT ROAD)
X=11990445.839
Y=3652054.370
- PROPERTY IS ASSESSOR'S PARCEL NO. 02-00-00-034 GPIN C19C-2002-0503 AND PARCEL NO. 02-19-00-000B3 GPIN C19C-0712-1973.
- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

MINIMUM LOT AREA 20,000 S.F.
MINIMUM LOT WIDTH 100 FEET
MINIMUM FRONT YARD SETBACK 45 FEET
MINIMUM SIDE YARD SETBACK 10 FEET
MINIMUM REAR YARD SETBACK 10 FEET
MAXIMUM BUILDING HEIGHT 75 FEET
(REQUIREMENTS APPLY WHERE BOTH PUBLIC WATER AND SEWER ARE AVAILABLE)
- THIS PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE OF 500-YEAR FLOODPLAIN) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0025B, DATED DECEMBER 16, 1988.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY BULIFANTS, L.P. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- REFERENCES:
P.B. 12, PG. 310 AND 311

Area Table

(FORMER AREAS TAKEN FROM DEEDS AND PLANS OF RECORD BY OTHERS)

FORMER AREA OF PARCEL 2	7,368,174 S.F.±	169.15 ACRES±
FORMER AREA OF PARCEL B-3	253,726 S.F.±	5.825 ACRES±
NEW AREA OF PARCEL 2	6,050,675 S.F.±	138.9046 ACRES±
NEW AREA OF PARCEL B-3	1,571,225 S.F.	36.0704 ACRES
TOTAL AREA OF BOUNDARY LINE ADJUSTMENT	7,621,900 S.F.±	174.9750 ACRES±

Legend

- | | | | |
|------|--------------------------|-----|-----------------------|
| D.B. | DEED BOOK | ○ | IRON PIN FOUND |
| HWY. | HIGHWAY | ⊙ | IRON PIN SET |
| P.B. | PLAT BOOK | ● | ANGLE POINT |
| PG. | PAGE | --- | EASEMENT BOUNDARY |
| RMA | RESOURCE MANAGEMENT AREA | --- | WETLAND BOUNDARY |
| RPA | RESOURCE PROTECTION AREA | --- | FLOOD ZONE BOUNDARY |
| S.F. | SQUARE FEET | --- | WATERSHED BUFFER LINE |

BOUNDARY LINE ADJUSTMENT
OF THE PROPERTY OF
BULIFANTS, L.P.
PARCELS 2 AND B-3
BRUTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 06/16/04 SHEET 1 OF 3 SCALE: 1"=100'
PROJECT NO: 31392.00 DRAWN BY: DWP



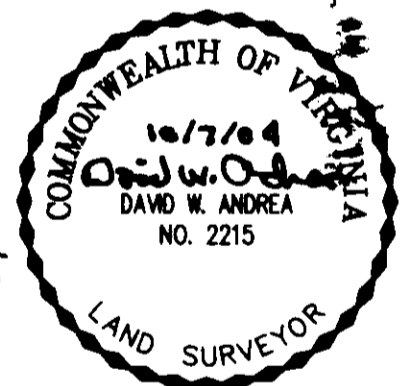
REVISED: 10/07/04

Surveyor's Certification

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS 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 BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:
PARCEL B-3 IS IN THE NAME OF BULIFANTS, L.P., AND WAS ACQUIRED FROM HOWARD P. WILKINSON, RICHARD F. WILKINSON AND JACQUELINE S. WILKINSON AND MARGARET W. WILKINSON, THEIR RESPECTIVE SPOUSES BY DEED DATED DECEMBER 30, 1985, AND DULY RECORDED IN DEED BOOK 433, PAGE 158.
PARCEL 2 IS IN THE NAME OF BULIFANTS, L.P., AND WAS ACQUIRED FROM HOWARD P. WILKINSON, RICHARD F. WILKINSON AND JACQUELINE S. WILKINSON AND MARGARET W. WILKINSON, THEIR RESPECTIVE SPOUSES BY DEED DATED DECEMBER 30, 1985, AND DULY RECORDED IN DEED BOOK 433, PAGE 163.
THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2005.

David W. Andrea 10/7/04
DAVID W. ANDREA DATE



PLAT INSTRUMENT # 050003865

Approved:
York County Board Of Supervisors

BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 3/1/05

State Of Virginia
County Of York

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 3rd DAY OF March, 2005. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 050003865.

TESTE: Lynn S. Jenkins 11:51Am
CLERK
BY: Al Maddalena