

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

Howard P. Wilkinson 10-5-05
BY: Richard F. Wilkinson PRESIDENT DATE
Howard P. Wilkinson

Certificate Of Notarization

STATE OF Virginia
COUNTY/CITY OF Petersburg TO WIT:

I, Sharon Peak Kinow A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE Howard P. Wilkinson 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 Known AS IDENTIFICATION. Valid.

GIVEN UNDER MY HAND THIS 5th DAY OF October, 2005.

Sharon B. Rankin 2-29-08
NOTARY PUBLIC MY COMMISSION EXPIRES

Utilities Notes

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

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

General Notes

1. THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
2. 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 23.2 OF THE YORK COUNTY CODE.
3. 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
4. THE SUBJECT PROPERTIES ARE ASSESSOR'S PARCEL NO. 02-00-00-034C GPIN C19C-1009-0888 AND PARCEL NO. 02-19-00-000B3 GPIN C19C-0712-1973.
5. THE SUBJECT PROPERTIES ARE 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)

6. 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.
7. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
8. 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, COMMUNICATIONS, TELEPHONE, AND GAS UTILITY FACILITIES.
9. REFERENCES:
INSTRUMENT NO. 050003865

Area Table

FORMER AREA OF PARCEL B-3	1,571,225 S.F.	36.0704 ACRES
FORMER AREA OF BMP NO. 3	209,099 S.F.	4.8002 ACRES
NEW AREA OF PARCEL B-3A	926,097 S.F.	21.2602 ACRES
NEW AREA OF PARCEL B-3B	382,925 S.F.	8.7908 ACRES
NEW AREA OF PARCEL B-3C	104,665 S.F.	2.4028 ACRES
NEW AREA OF PARCEL B-3D	106,204 S.F.	2.4381 ACRES
NEW AREA OF PARCEL B-3E	75,869 S.F.	1.7417 ACRES
NEW AREA OF BMP NO. 3	184,563 S.F.	4.2370 ACRES
TOTAL AREA OF BOUNDARY LINE ADJUSTMENT	1,780,323 S.F.	40.8706 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

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT
OF THE PROPERTY OF
BULIFANTS, L.P.
BEING
PARCEL B-3 AND BMP NO. 3
BRUTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 08/23/05 SHEET 1 OF 6 SCALE: 1"=60'
PROJECT NO: 31392.01 DRAWN BY: DWP

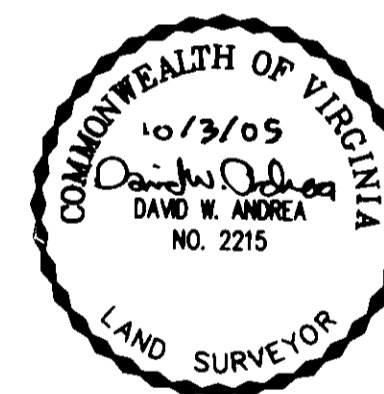
VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 207
Newport News, Virginia 23606-4231
(757) 873-3386 • FAX (757) 873-0757

Surveyor's Certification

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 AND BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP 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 AND 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 NOVEMBER 30, 2005.

David W. Andrea 10/3/05
DAVID W. ANDREA DATE



**Approved:
York County Board Of Supervisors**

BY: *Al Maddalena*
PLAT APPROVING AGENT
DATE: 10/17/05

**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 October, 2005. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 050028733

TESTE: *Lynn S. Jenkins*
CLERK
BY: *Asia Bridges, D.C.*