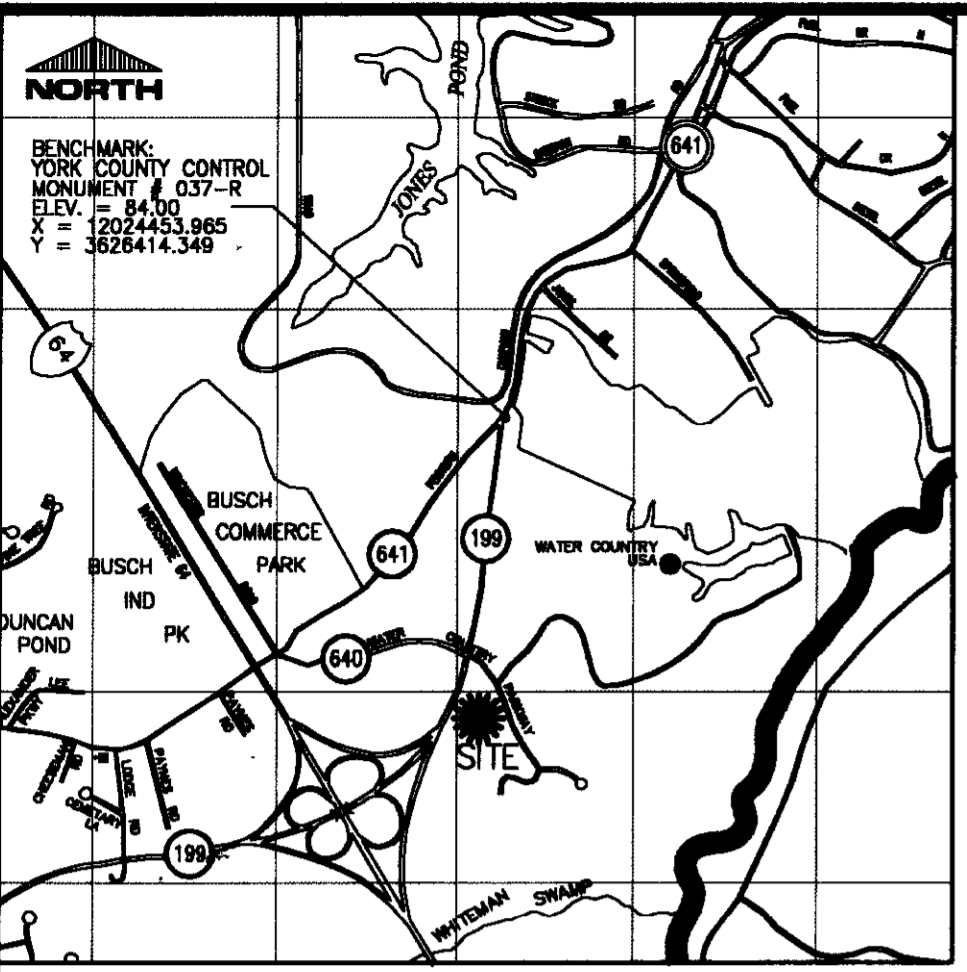


PLAT SHOWING BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF THE MARQUIS AT WILLIAMSBURG, LLC, AN INDIANA LIMITED LIABILITY COMPANY BEING A RESUBDIVISION OF PARCEL 3 WHITTAKERS MILL TRACT (P.B. 12, PGS. 597-602)

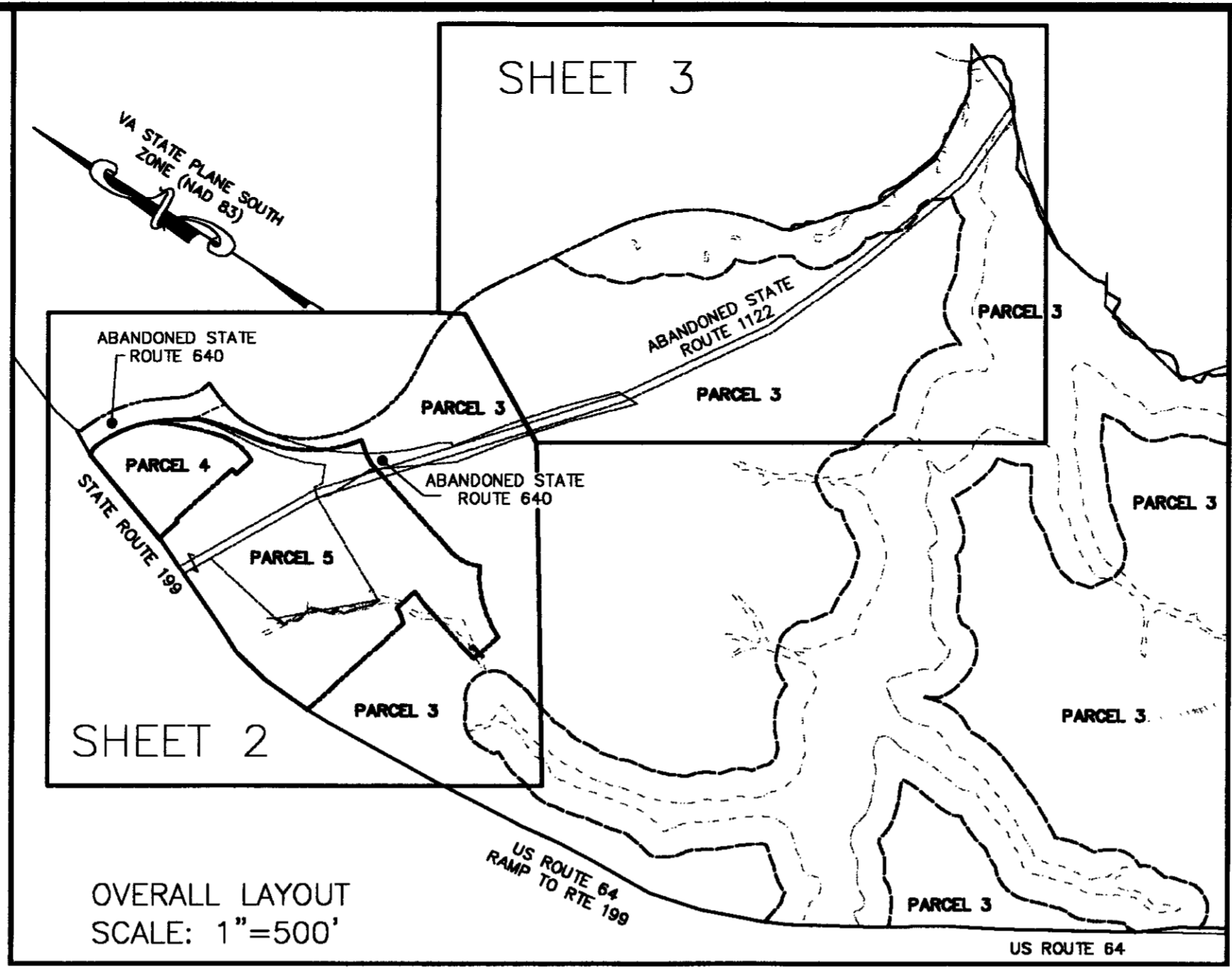
BRUTON DISTRICT, YORK COUNTY, VIRGINIA
SCALE: AS SHOWN DATE: MAY 11, 2007
SHEET 1 OF 3



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049



VICINITY MAP
1"=2000' ADC PERMITTED USE NO. 20605142



OVERALL LAYOUT
SCALE: 1"=500'

OWNER'S CONSENT - THE MARQUIS AT WILLIAMSBURG, LLC, AN INDIANA LIMITED LIABILITY COMPANY

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.

Jeffrey L. Kanable
SIGNATURE DATE: May 11, 2007

BY: JEFFREY L. KANABLE DEVELOPMENT MANAGER
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) Lisa A. Keller A NOTARY PUBLIC
HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.
GIVEN UNDER MY NAME THIS 11th DAY OF May, 2007. MY COMMISSION EXPIRES Dec. 31, 2007
Lisa A. Keller
(SIGNATURE)

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 IS IN THE NAME OF THE MARQUIS AT WILLIAMSBURG, LLC., AN INDIANA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS: TAX MAP NO. 11-04-00-003 FROM ANHEUSER-BUSCH, INCORPORATED, A MISSOURI CORPORATION BY DEED DATED OCTOBER 11, 2006, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INST. NO. 060025234, TAX MAP NUMBER 11-00-00-091 FROM ALLEN C. TANNER, JR. TRUSTEE UNDER LAND TRUST AGREEMENT DATED JANUARY 5, 1988 KNOWN AS THE MARTIN LAND TRUST BY DEED DATED NOVEMBER 28, 2005, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INST. NO. 050030238, PORTIONS OF STATE ROUTE 1122 FROM THE COUNTY OF YORK, VIRGINIA BY RESOLUTION R06-119 ADOPTED SEPT. 19, 2006 AND BY RESOLUTION R06-146 ADOPTED DECEMBER 5, 2006, A PORTION OF STATE ROUTE 640 FROM THE COMMONWEALTH OF VIRGINIA, ACTING BY AND THROUGH THE COMMONWEALTH TRANSPORTATION COMMISSIONER BY QUITCLAIM DEED DATED MAY 7, 2007, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INST. NO. 070010893.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET BY DECEMBER 31, 2008.

5/11/07
DATE *Peter Farrell*
PETER FARRELL, LS 002036



NOTES:

1. THIS PROPERTY IS CURRENTLY ZONED EO (ECONOMIC OPPORTUNITY DISTRICT), ACCORDING TO YORK COUNTY ZONING MAP.
2. MERIDIAN IS BASED UPON YORK CO. GEODETIC CONTROL MONUMENTS.
3. PROPERTY TAX MAP NO. 11-04-00-003, GPIN I13C-0012-1173 AND TAX MAP NO. 11-00-00-091, GPIN H13B-3795-3227
4. THIS PROPERTY IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
5. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, FLOOD ZONE A AND FLOOD ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510182 0030B DATED 12-16-88.
6. THIS SURVEY IS BASED ON A TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY. (FILE NO. FA03-0157.1L, EFFECTIVE DATE SEPT. 28, 2006.)
7. WETLANDS SHOWN WERE FIELD DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC. AND HAVE BEEN VERIFIED BY US ARMY CORPS OF ENGINEERS. PROJECT NO. 05-V2126
8. PORTIONS OF THIS PROPERTY LIE WITHIN A RESOURCE PROTECTION AREA AND THE REMAINING PROPERTY IS CONSIDERED A RESOURCE MANAGEMENT AREA.
9. BUILDING SETBACK REQUIREMENTS FOR ECONOMIC OPPORTUNITY DISTRICT:
FRONT YARD - 45'
SIDE YARD - 10'
REAR YARD - 10'
10. 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 et seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
11. 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.

12. 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, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
13. NO LAND IN THIS RESUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.
14. SECTIONS OF STATE ROUTE 640 SHOWN HEREON WERE ABANDONED BY YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION R06-119 ON SEPT. 19, 2006 AND BY ADOPTION OF RESOLUTION R06-146 ON DEC. 5, 2006. CONVEYANCE OF THESE SECTIONS OF ROUTE 640 WAS AUTHORIZED BY RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD DATED MARCH 15, 2007.
15. SECTIONS OF STATE ROUTE 1122 SHOWN HEREON WERE ABANDONED BY YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION R06-119 ON SEPT. 19, 2006 AND BY ADOPTION OF RESOLUTION R06-146 ON DEC. 5, 2006.

AREA TABULATION

EXISTING PARCEL 3 =	233.60± ACRES
(INCLUDES A PORTION OF VACATED S.R. 640)	
PARCEL 11-00-00-091=	3.80± ACRES
(INCLUDES A PORTION OF VACATED S.R. 1122)	
TOTAL PARCEL 3 AND 11-00-00-091=	237.40± ACRES
PARCEL 4 =	3.1654 ACRES
PARCEL 5 =	15.9949 ACRES
REMAINING PARCEL 3 =	218.24± ACRES
TOTAL SUBDIVIDED AREA =	237.40± ACRES

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: *W. O'Neil* DATE: 5/11/07

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *Al Maddalena*
PLAT APPROVING AGENT
5/14/07
DATE:

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 11th DAY OF May, 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. LR070011121 11:15 A.M.
TESTE: Lynn S. Jenkins
CLERK
BY: *Valerie Lynn Baldwin D.C.*