

VICINITY MAP

1"=2000'

ADC PERMITTED USE NO. 20605142

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 H13C-0012-1173  
PROPERTY TAX MAP NO. 11-04-00-004, GPIN H13B-3833-3806  
PROPERTY TAX MAP NO. 11-04-00-005, GPIN H13B-3832-3152
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 PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON. THIS PLAT DOES NOT REPRESENT A CURRENT FIELD SURVEY.
7. WETLANDS SHOWN WERE FIELD DELINEATED BY LANDMARK DESIGN GROUP AND PERMITTED BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC. WITH THE 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. 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 THE MARQUIS AT WILLIAMSBURG, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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, PARCEL 4 AND PARCEL 5 WHITTAKERS MILL TRACT (P.B. 12, PGS. 597-602)

BRUTON DISTRICT, YORK COUNTY, VIRGINIA

DATE: 09/05/07  
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

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.

BY: Jeffrey L. Kanable Sept. 6, 2007  
SIGNATURE DATE  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia  
CITY/COUNTY OF: James City  
I, (PRINT) Brittany N. Richter A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 6th DAY OF September, 2007. MY COMMISSION EXPIRES January 31, 2010.

Brittany Richter  
(SIGNATURE)



TRUSTEE'S CONSENT - CIT LENDING SERVICES CORPORATION INST. NO. 060025236; DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING, DATED 10/12/06. INST. NO. 060030982; AMENDED AND RESTATED CREDIT LINE DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING, DATED 12/19/06. INST. NO. 070003148; SECOND AMENDED AND RESTATED CREDIT LINE DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND FIXTURE FILING, DATED 02/02/07. FOR THE PROPERTY OF 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.

BY: Bruce L. Christman 9/11/07  
SIGNATURE DATE  
NAME PRINTED TRUSTEE

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF: Virginia  
CITY/COUNTY OF: Fairfax  
I, (PRINT) Mary Lynn Sheagoe A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 September, 2007. MY COMMISSION EXPIRES April 30, 2009.

Mary Lynn Sheagoe  
(SIGNATURE)

BY: Julia B. Strickland 9/11/07  
SIGNATURE DATE  
NAME PRINTED TRUSTEE

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF: Virginia  
CITY/COUNTY OF: Fairfax  
I, (PRINT) MARY LYNN SHEAGOE A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO 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 September, 2007. MY COMMISSION EXPIRES April 30, 2009.

Mary Lynn Sheagoe  
(SIGNATURE)

AREA TABULATION

OLD PARCEL 3=	220.14± ACRES
ADJUSTMENT AREA 1=	-0.4620 ACRES
ADJUSTMENT AREA 2=	-0.7109 ACRES
NEW PARCEL 3=	218.97± ACRES
OLD PARCEL 4=	3.1654 ACRES
ADJUSTMENT AREA 2 =	+0.7109 ACRES
NEW PARCEL 4=	3.8763 ACRES
OLD PARCEL 5=	15.9949 ACRES
ADJUSTMENT AREA 1 =	+0.4620 ACRES
NEW PARCEL 5=	16.4569 ACRES

APPROVED: VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: James W. Brewer 9/16/07  
DATE

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 9/19/07

STATE OF VIRGINIA, COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 19th DAY OF Sept, 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 070022838 3:27pm

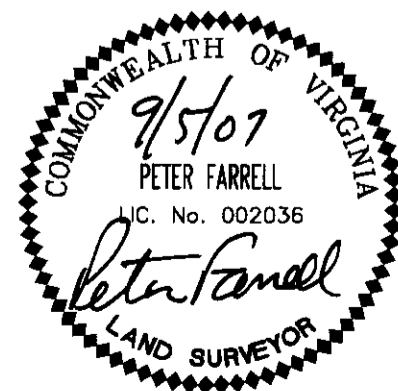
TESTE: Lynn S. Jenkins  
CLERK

BY: Rachelle Reed

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 NAMES OF: TAX MAP NO. 11-04-00-003, TAX MAP NO. 11-04-00-004 AND TAX MAP NO. 11-04-00-005; THE MARQUIS AT WILLIAMSBURG, LLC, AN INDIANA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS: 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, 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, FROM THE COUNTY OF YORK, VIRGINIA BY RESOLUTION R06-119 ADOPTED SEPT. 19, 2006 AND BY RESOLUTION R06-146 ADOPTED DECEMBER 5, 2006, 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, FROM BUSCH ENTERTAINMENT CORPORATION, A DELAWARE CORPORATION, BY DEED DATED AUGUST 20, 2007, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INST. NO. 070021612.

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



9/5/07  
DATE  
Peter Farrell  
PETER FARRELL, LS 002036