

PLAT OF SUBDIVISION  
ROCHAMBEAU PROPERTY, LLC

SHEET 1 OF 2

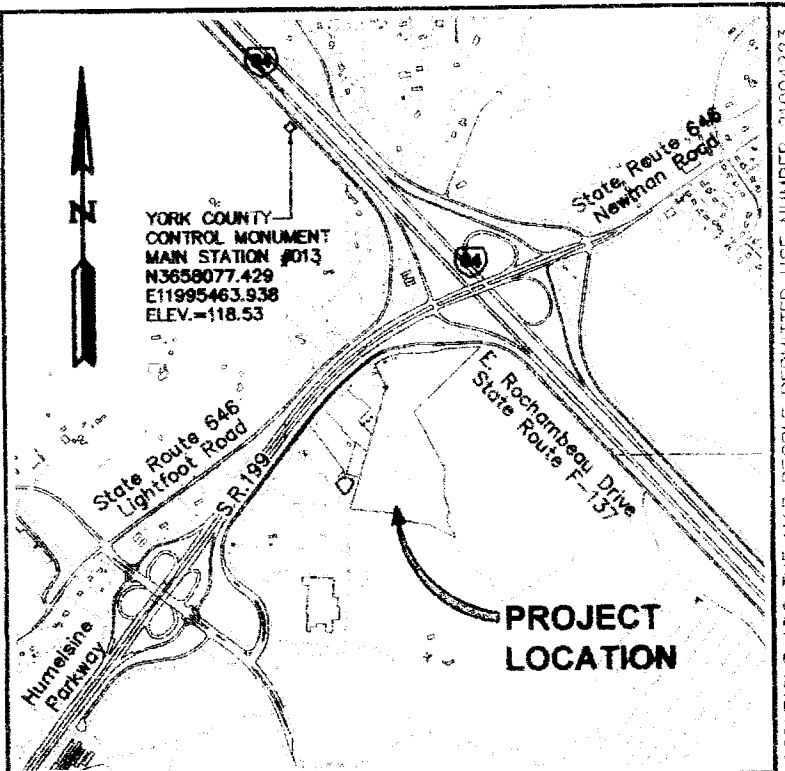
BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 09/20/10 Scale: 1"=200' Proj. No.: 9645-04 Proj. Contacts: RWE



5248 Old Towne Road, Suite 1  
Williamsburg, Virginia 23188  
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Hampton Roads | Central Virginia | Middle Peninsula



VICINITY MAP

SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND PROPRIETORS AND TRUSTEES, IF ANY:

ROCHAMBEAU PROPERTY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Peter V. Henderson 10-11-10  
PETER V. HENDERSON MANAGER DATE

CERTIFICATE OF NOTARIZATION: (OWNER)

STATE OF Virginia, CITY/COUNTY OF King William  
TO-WIT:

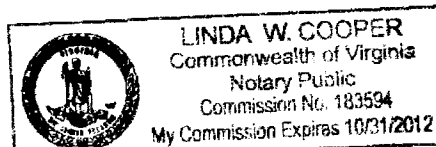
I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 11<sup>th</sup> DAY OF October, 2010.

MY COMMISSION EXPIRES 10/31/12

Linda W. Cooper  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 183594



TRUSTEES CONSENT

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND PROPRIETORS AND TRUSTEES, IF ANY:

BY: Anne C. H. Conner 10/14/10  
ANNE C. H. CONNER DATE  
TRUSTEE - TOWNEBANK

BENEFICIARY: TOWNEBANK  
DEED OF TRUST DATED: JULY 11, 2008,  
RECORDED AS INSTRUMENT #080016110

CERTIFICATE OF NOTARIZATION: (TRUSTEE)

STATE OF Virginia, CITY/COUNTY OF James City  
TO-WIT:

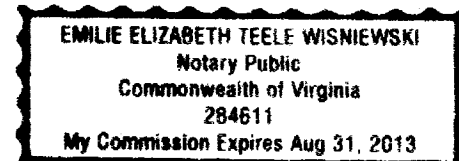
I, Emilie Elizabeth Teele Wisniewski A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 14<sup>th</sup> DAY OF October, 2010.

MY COMMISSION EXPIRES August 31, 2013

Emilie Elizabeth Teele Wisniewski  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 284611



GENERAL NOTES

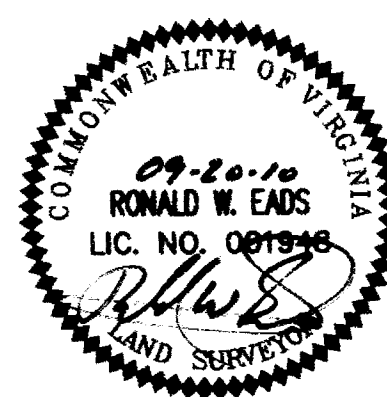
1. THE SUBJECT PARCEL: TAX PARCEL 02-00-00-039, GPIN: C20C-1236-0152, DOCUMENT #080016109  
PROPERTY ADDRESS: #601 EAST ROCHAMBEAU DRIVE, WILLIAMSBURG, VA 23188
2. TOTAL SUBDIVIDED AREA = 29.23 AC.
3. PROPERTY LINES AS SHOWN WERE TAKEN FROM AN UNRECORDED PLAT ENTITLED "BOUNDARY SURVEY OF ±29.23 ACRES OF LAND STANDING IN THE NAME OF CLARICE M.L. & ROBERT F. SHERMAN", DATED 11-24-04 AS PROVIDED AND PREPARED BY LANDTECH RESOURCES, INC. BEARINGS AS SHOWN HAVE BEEN ROTATED TO PROJECT DATUM AND FIELD LOCATED PROPERTY CORNERS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
4. WETLAND DELINEATION AND STREAM CLASSIFICATION PROVIDED BY WILLIAMSBURG ENVIRONMENTAL GROUP. WETLAND LOCATIONS FIELD LOCATED BY AES CONSULTING ENGINEERS, JULY, 2008. JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT #NAO 2008-0926 (QUEEN CREEK).
5. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51199C0055C, EFFECTIVE DATE JUNE 16, 2009.
6. THE PROPERTY SHOWN IS ZONED EO (ECONOMIC OPPORTUNITY)  
SETBACK REQUIREMENTS: FRONT: 45'  
SIDE: 10'  
REAR: 10'
7. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
8. 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.
9. 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 CHAPTER 23.2 OF THE YORK COUNTY CODE.
10. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN SIMPLE FEE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.
11. 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.

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 ROCHAMBEAU PROPERTY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM ALEX G. PERKINS BY DEED DATED JUNE 17, 2008 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON JULY 14, 2008 AS INSTRUMENT NO. 080016109. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2011.

Ronald W. Eads 09-20-10  
RONALD W. EADS, L.S. DATE



APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 10/20/10

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20<sup>th</sup> DAY OF October, 2010.  
THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. LR100017413

TESTE: Lynn S. Mendibur 9:25am  
CLERK

BY: Jessie Brogden, D.C.

2010 OCT 20 AM 9:26