

VICINITY MAP
SCALE: 1"=2000'

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OWNER'S CONSENT AND DEDICATION (PARCEL "B")

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: [Signature] 7-19-11
DATE

PRINTED NAME: PETER V. HENDERSON

TITLE: MANAGER

CERTIFICATE OF NOTARIZATION: (OWNER PARCEL "B")

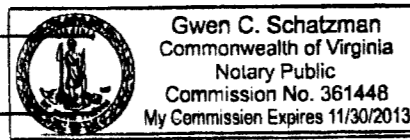
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT:

I, Gwen C. Schatzman 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 19th DAY OF JULY, 2011.

MY COMMISSION EXPIRES 11/30/2013

[Signature]
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 361448

TRUSTEES CONSENT (PARCEL "B")

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: [Signature] 7/14/11
DATE

PRINTED NAME: ANNE C.H. CONNER

TITLE: TRUSTEE - TOWNEBANK

BENEFICIARY: TOWNEBANK
DEED OF TRUST DATED: JULY 11, 2008,
RECORDED AS INSTRUMENT #080018110

CERTIFICATE OF NOTARIZATION: (TRUSTEE PARCEL "B")

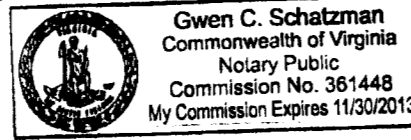
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT:

I, Gwen C. Schatzman 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 14th DAY OF JULY, 2011.

MY COMMISSION EXPIRES 11/30/2013

[Signature]
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 361448

GENERAL NOTES

1. PARCEL "A": TAX PARCEL 02-00-00-039, GPIN: C20C-1236-0152, INSTRUMENT #100017479
PROPERTY ADDRESS: #601 EAST ROCHAMBEAU DRIVE, WILLIAMSBURG, VA 23188
PARCEL "B": TAX PARCEL 02-00-00-039B, GPIN: C19A-1170-4865, INSTRUMENT #080016109
PROPERTY ADDRESS: #615 EAST ROCHAMBEAU DRIVE, WILLIAMSBURG, VA 23188
2. TOTAL SUBDIVIDED AREA = 29.23 AC.
3. PROPERTY LINES AS SHOWN WERE TAKEN FROM A PLAT ENTITLED "PLAT OF SUBDIVISION ROCHAMBEAU PROPERTY, LLC", DATED 9/20/10 PREPARED BY AES CONSULTING ENGINEERS AND RECORDED AS INSTRUMENT #100017413. 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). SEE INSTRUMENT #100017413
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 FEE SIMPLE, 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.
12. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith 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 CASEY AND ASSOCIATES, L.P. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

PLAT OF BOUNDARY LINE ADJUSTMENT
PARCEL "A" OWNED BY
CASEY AND ASSOCIATES, L.P.
AND PARCEL "B" OWNED BY
ROCHAMBEAU PROPERTY, LLC

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 04/28/11 Scale: 1"=100' Proj. No.: 9645-04 Proj. Contacts: TCS/JFS



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Hampton Roads | Central Virginia | Middle Peninsula

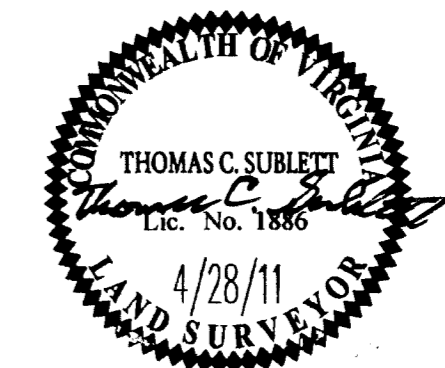
SHEET 1 OF 2

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 BOUNDARY LINE ADJUSTMENT SHOWN AS PARCEL "B" (TAX MAP #02-00-00-039B) 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 RECORDED AS INSTRUMENT NO. 080016109. THE LAND EMBRACED IN THIS PLAT SHOWN AS PARCEL "A" (TAX MAP #02-00-00-039) IS IN THE NAME OF CASEY AND ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP AND WAS ACQUIRED FROM ROCHAMBEAU PROPERTY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 28, 2010 RECORDED AS INSTRUMENT NO. 100017479. ALL INSTRUMENTS BEING DULY 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 OCTOBER 1, 2011.

[Signature] 4/28/11
THOMAS C. SUBLETT, L.S. DATE



OWNER'S CONSENT AND DEDICATION (PARCEL "A")

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:

CASEY AND ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP

BY: [Signature] 7/13/11
DATE

PRINTED NAME: A.S. Casey

TITLE: General Partner

CERTIFICATE OF NOTARIZATION: (OWNER PARCEL "A")

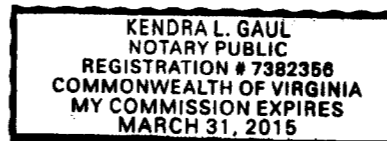
STATE OF Virginia, CITY/COUNTY OF James City
TO-WIT:

I, Kendra L. Gaul 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 13 DAY OF JULY, 2011.

MY COMMISSION EXPIRES March 31, 2015

[Signature]
NOTARY PUBLIC



NOTARY REGISTRATION NUMBER: 7382386

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 8/3/11

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 26th DAY OF August, 2011.
THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 110013062 @ 9:16 Am

TESTE: [Signature] CLERK

BY: [Signature]

2011 AUG 26 AM 9:17