

VICINITY MAP
1"=2000'

ADC PERMITTED USE NO. 20605142

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 BOUNDARY LINE ADJUSTMENTS 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 BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

TAX MAP NO. 11-27-00-000A

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC., A DELAWARE CORPORATION, BY DEED DATED JUNE 17, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 020011940.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM KING'S CREEK HOLDING CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 18, 2007, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 080000691.

TAX MAP NO. 11-27-00-000B

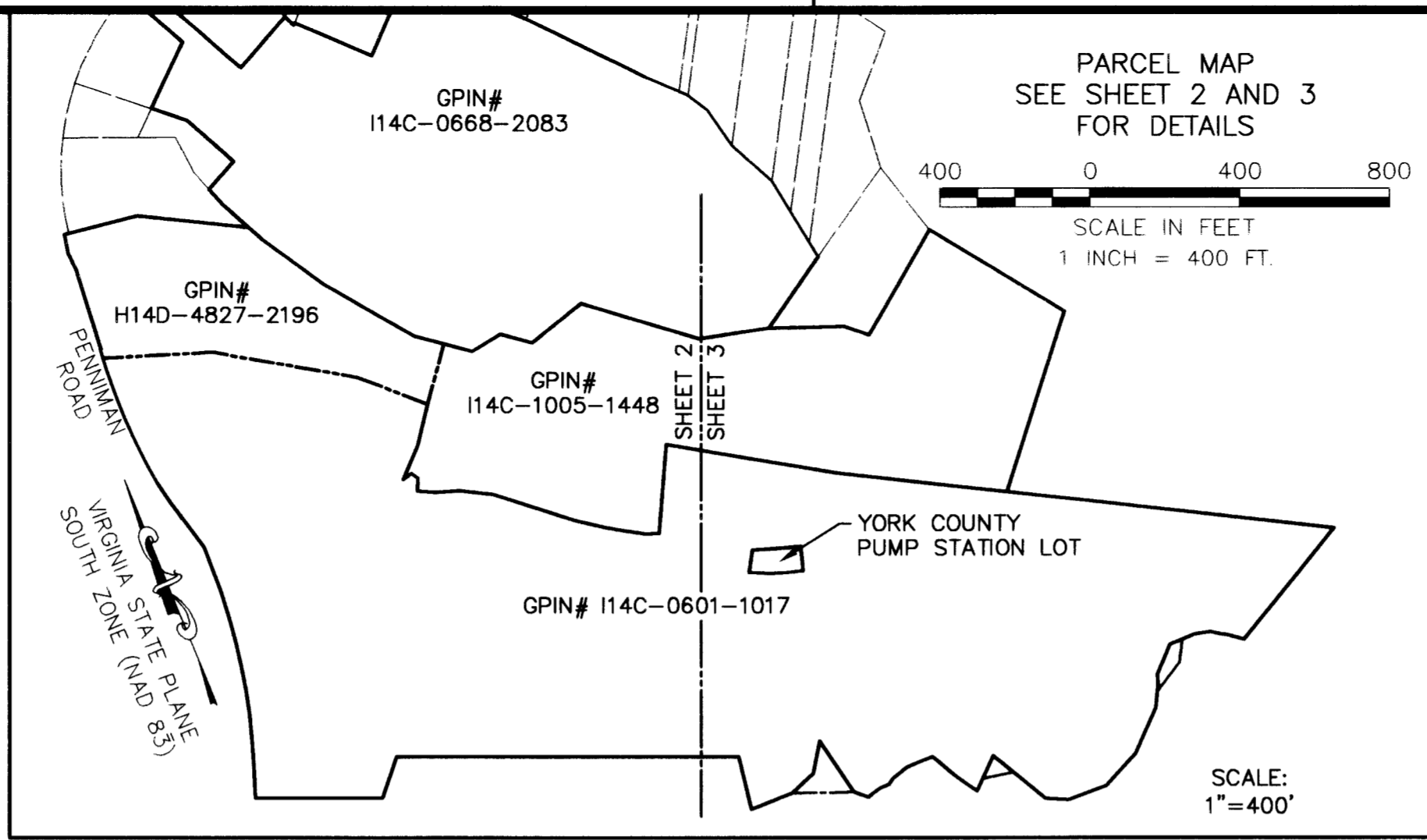
IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM EVERETTE H. NEWMAN, III, MARRIED, AND JOHN L. GIBSON, II, MARRIED, BY DEED DATED MARCH 31, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1007 PAGE 494.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM ROGER D. HOWELL AND LINDA P. HOWELL, TRUSTEES UNDER THE DECLARATION OF TRUST DATED JANUARY 29, 1997, IDENTIFIED AS THE HOWELL TRUST, BY DEED DATED MARCH 18, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1004 PAGE 744.

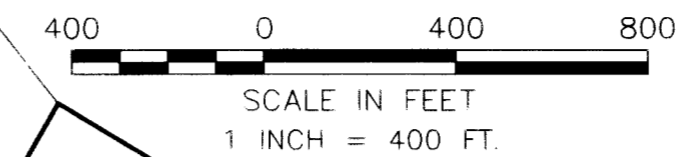
IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM DOUGLAS JACKSON AND ELVIA D. JACKSON, HUSBAND AND WIFE, BY DEED DATED JULY 10, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1027 PAGE 948.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM GLADYS MAY PARSON (SOMETIMES PARSONS) PATTON, UNMARRIED, BY DEED DATED JULY 10, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1027 PAGE 954.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM QUEEN PARSON PIGGOTT AND MERVIN PIGGOTT, HUSBAND AND WIFE, BY DEED DATED JULY 10, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1027 PAGE 951.



PARCEL MAP
SEE SHEET 2 AND 3
FOR DETAILS



SCALE IN FEET
1 INCH = 400 FT.

SCALE:
1"=400'

OWNER'S CONSENT - KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
FOR:
GPIN NO. 114C-0601-1017 AND GPIN NO. H14D-4827-2196

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.

SIGNATURE _____ DATE _____
THOMAS J. RUHF
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION FOR KING'S CREEK PLANTATION, L.L.C.

STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) Anna M. Gallo A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 10 DAY OF August, 2013. MY COMMISSION EXPIRES 8/31/2016

(SIGNATURE) _____ (REGISTRATION NO.) _____
TRUSTEE'S CONSENT - TOWNEBANK. INSTRUMENT NUMBER 090015524; DEED OF TRUST DATED JULY 20, 2009
FOR:
GPIN NO. 114C-0601-1017
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.

Brian K Skinner 8.1.13
SIGNATURE DATE
NAME PRINTED TRUSTEE
CERTIFICATE OF NOTARIZATION FOR TRUSTEE (KING'S CREEK PLANTATION, L.L.C.)
STATE OF: Virginia
CITY/COUNTY OF: James City
I, (PRINT) Torrea S. Buckner A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 10 DAY OF August, 2013. MY COMMISSION EXPIRES 8/31/2016

Torrea S. Buckner 349575
(SIGNATURE) (REGISTRATION NO.)



IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM COMMONWEALTH OF VIRGINIA, BY DEED DATED JANUARY 25, 1999, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1091 PAGE 823.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC., A DELAWARE CORPORATION, BY DEED DATED JULY 12, 1999, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1108 PAGE 301.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SUE WARBURTON REDD AND MARTHA WARBURTON McMURRAN, BY DEED DATED MARCH 25, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 1004 PAGE 747.

IS IN THE NAME OF KING'S CREEK PLANTATION, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BUSCH PROPERTIES, INC., A DELAWARE CORPORATION, BY DEED DATED JUNE 17, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 020011940.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT ALONG THE PROPERTY LINE BEING VOIDED WILL BE REMOVED PRIOR TO OR BEFORE JULY 2013.

STEPHEN A. ROMEO _____ DATE _____

AREA TABULATION	
TOTAL AREA SUBDIVIDED =	57.7091 AC.
TAX MAP NO. 11-27-00-000B FORMER AREA=	51.4610 AC.
ADJUSTMENT AREA FROM TAX MAP NO. 11-27-00-000A=	+6.2481 AC.
NEW AREA PARCEL "B" (TAX MAP NO. 11-27-00-000B) =	57.7091 AC.

**BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
KING'S CREEK PLANTATION, L.L.C.**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 7/3/13
SHEET 1 OF 4



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

NOTES:

- THESE PROPERTIES ARE ZONED EO (ECONOMIC OPPORTUNITY) ACCORDING TO YORK COUNTY ZONING MAP.
- MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENT NO. 037-RESET COORDINATES FOR MON. 037-RESET IN U.S. SURVEY FEET:
(NORTHING) 3626414.349
(EASTING) 12024453.965
ELEV. =84.00
- BUILDING SETBACKS:
a. MIN. FRONT YARD - 45'
b. MIN. SIDE YARD - 10'
c. MIN. REAR YARD - 10'
- WATER & SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS & PUBLIC SEWER PROVIDED BY YORK COUNTY.
- WETLANDS SHOWN WERE FIELD DELINEATED BY LANDMARK DESIGN GROUP, INC. IN 1998 AND 2004.
- THE LIMITS OF NATURAL RESOURCES EXCEPT AS NOTED ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT 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 AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTIES EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEAR TO LIE WITHIN ZONE X AND ZONE X500 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 51199C0070C DATED: 6-16-09.
- 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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature]
PLAT APPROVING AGENT
DATE: 7/4/13

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10 DAY OF August, 2013. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. _____
TESTE: _____
CLERK
BY: _____