

OWNER'S CONSENT

THE PLATTING OF THE CONDOMINIUM SHOWN HEREON IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

YORKTOWN, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: William H. Blankenship, Jr. DATE: 6/9/14
WILLIAM H. BLANKENSHIP, JR.
MANAGER

STATE OF VIRGINIA, CITY OF York
TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF June, 2014 BY WILLIAM H. BLANKENSHIP, JR

MY COMMISSION EXPIRES: 12/31/2015
Brian Layne
NOTARY PUBLIC

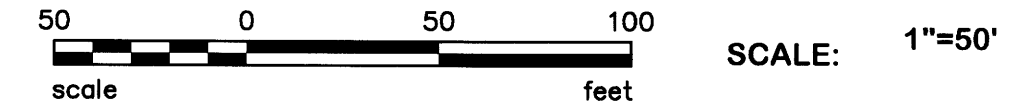
REGISTRATION NO. 194197

NOTES:

- THE PROPERTY SHOWN ON THIS PLAT IS SERVED BY PUBLIC SEWER AND WATER. MAINTENANCE OUTSIDE THE PUBLIC EASEMENTS WILL BE PROVIDED BY THE YORKTOWN COMMERCE CENTER CONDOMINIUM OWNERS ASSOCIATION, INC.
- THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN FLOOD ZONE 'X', AS SHOWN ON FLOOD MAP, FEMA COMMUNITY PANEL #51199C0215C, EFFECTIVE DATE: JUNE 16, 2009. DETERMINED BY GRAPHIC PLOTTING AND SCALED MAP LOCATION ONLY.
- PROPERTY IS CURRENTLY ZONED: IG (GENERAL INDUSTRIAL)
- PROPERTY MAILING ADDRESS:
YORKTOWN, LLC
321 GREAT BRIDGE BOULEVARD
CHESAPEAKE, VA 23320
- AREA STATISTICS: PHASE THREE
TOTAL AREA OF PHASES 1 & 2: 0.929 AC. OR 40,500 SQ.FT.
TOTAL AREA OF PROPERTY CREATED: 0.206 AC. OR 9,000 SQ.FT.
TOTAL AREA OF ADDITIONAL LAND: 0.999 AC. 43,500 SQ.FT.
TOTAL AREA OF COMMON ELEMENT: 5.588 AC. OR 243,413 SQ. FT.
TOTAL AREA OF SITE: 7.723 AC. OR 336,413 SQ. FT.
- THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWER OF ATTORNEYS, AND LIMITATIONS ON TITLE, CREATED BY THE VIRGINIA CONDOMINIUM STATUTE.
- UTILITY NOTES:
WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

EXHIBIT "C"
PLAT OF
YORKTOWN COMMERCE CENTER
A CONDOMINIUM
PHASE 3

YORKTOWN, VIRGINIA
NELSON MAGISTERIAL DISTRICT



DATE: 2/17/14 JOB# 3311.0-13

PARRISH LAYNE
DESIGN GROUP

Engineers • Surveyors • Planners
P.O. Box 9164, Chesapeake, VA 23321
Phone: 757.686.3345 Fax: 757.686.3348

SHEET 1 OF 3

LEGEND

- PIN FOUND (UNLESS NOTED OTHERWISE)
- O DENOTES MONUMENT FOUND
- EXISTING DRAINAGE EASEMENT
- - - EXISTING NEWPORT NEWS UTILITY EASEMENT (INST# 080016851)
- CONCRETE SIDEWALK

PROPERTY IS TAX PARCEL: 24-00-00-193
PROPERTY IS GPIN: RO8C-1936-0864

LEGAL DESCRIPTION OF PROPERTY:
DEED-INST.# 060020331
PLAT-INST.# 080019795
PHASE 1 PLAT - INSTR#080021218
DECLARATION OF CONDOMINIUM - INSTR#080021219
PHASE 2 PLAT - INSTR#130009943
AMENDMENT TO CONDOMINIUM DECLARATION - INSTR#13009944

SURVEYORS CERTIFICATION

I HEREBY CERTIFY (1) THAT THIS PLAT AS IT IS PRESENTED WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S), (2) THAT THE CONDOMINIUM IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY THE SAID OWNER(S), THE SOURCE OF TITLE AND THE PLACE OF RECORD OF THE LAST INSTRUMENT IS AS SHOWN AND (3) THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE COUNTY OF YORK, VIRGINIA, INCLUDING A BOUNDARY CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF YORKTOWN, LLC AND WAS ACQUIRED FROM I LOVE WACHOVIA, LLC, BY DEED DATED AUGUST 7, 2006 AND RECORDED AS INSTRUMENT NO. 060020331 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

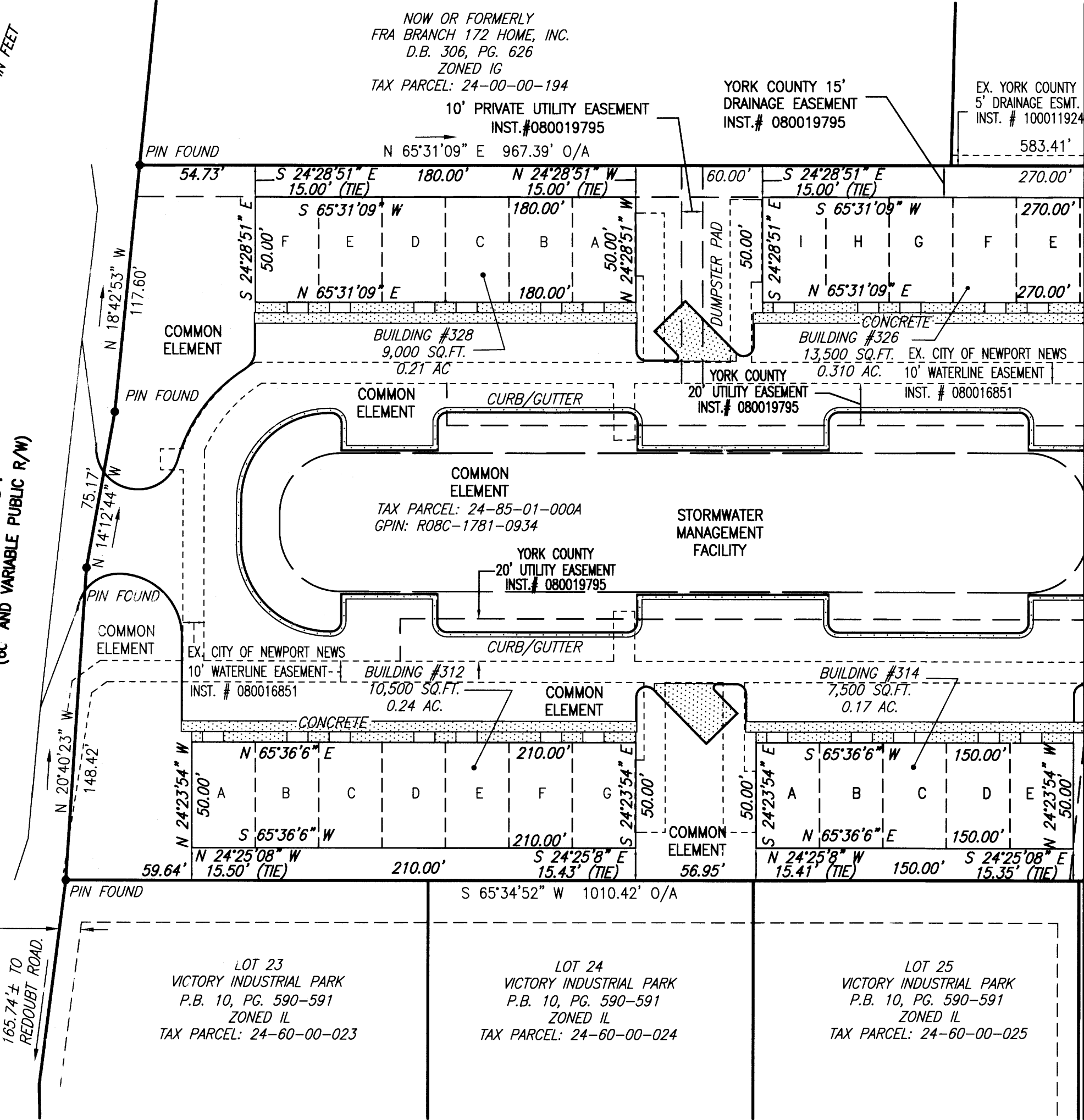
I CERTIFY THAT THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58(a) OF THE CODE OF VIRGINIA OF 1950 AS AMENDED AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.



EXISTING YORK COUNTY
10' DRAINAGE & UTILITY EASEMENT
(P.B. 10, PG. 590-591)

VIRGINIA NORTH MERIDIAN
MAY 23/86 U.S. SURVEY FEET
ELEVATIONS SHOWN ARE NGVD 29 IN FEET

OLD YORK - HAMPTON HIGHWAY
ROUTE 634
(6C' AND VARIABLE PUBLIC R/W)



MATCH LINE 'A' SEE SHEET 2

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: W. Maddox
PLAT APPROVING AGENT

DATE: 7/3/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THIS 10th DAY OF July 2014, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 194197.

TESTE: Lynn S Mendibur
CLERK
BY: Wendy Hall