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VICINITY MAP
SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-00-00-034A2.

BULIFANTS RESIDENTIAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Peter V. Henderson, MANAGER 7/17/18 DATE

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

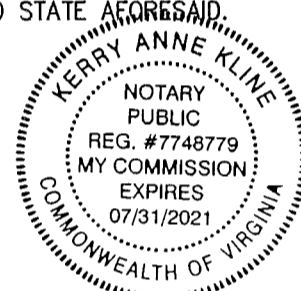
I, Kerry Kline A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17 DAY OF July, 20 18.

NOTARY PUBLIC Kerry Kline

NOTARY REGISTRATION NUMBER 7748779

MY COMMISSION EXPIRES ON 07/31/21



TRUSTEE'S CONSENT

THE SUBDIVISION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-00-00-034A2.

BY: Ashley L. Robins, TRUSTEE

BENEFICIARY: CHESAPEAKE BANK
DEED OF TRUST DATED DECEMBER 20, 2017
RECORDED AS INSTRUMENT NO. 170024108
DEED OF TRUST MODIFICATION DATED FEBRUARY 6, 2018
RECORDED AS INSTRUMENT NO. 180003137
DEED OF TRUST MODIFICATION DATED MAY 1, 2018
RECORDED AS INSTRUMENT NO. 180008252

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

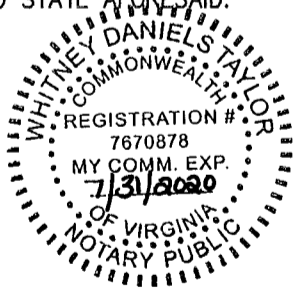
I, Whitney Daniels Taylor A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF July, 20 18.

NOTARY PUBLIC Whitney Daniels Taylor

NOTARY REGISTRATION NUMBER 7670878

MY COMMISSION EXPIRES ON 7/31/2020



TRUSTEE'S CONSENT

THE SUBDIVISION OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-00-00-034A2.

BY: Vernon M. Geddy III, PRESIDENT 7/17/18 DATE

BENEFICIARY: GHFH CORPORATION, TRUSTEE FOR BULIFANTS, L.P.
DEED OF TRUST DATED MARCH 26, 2018
RECORDED AS INSTRUMENT NO. 180005429
DEED OF TRUST MODIFICATION DATED APRIL 4, 2018
RECORDED AS INSTRUMENT NO. 180006352

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

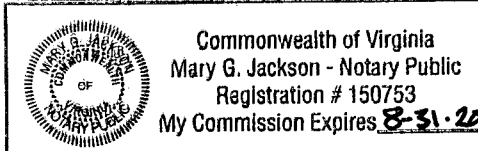
I, Mary G. Jackson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF July, 20 18.

NOTARY PUBLIC Mary G. Jackson

NOTARY REGISTRATION NUMBER 150753

MY COMMISSION EXPIRES ON 8-31-2020



GENERAL NOTES

- OWNER AND REFERENCES:
TAX MAP PARCEL# 02-00-00-034A2
GPN: C19c-2165-1207
OWNED BY BULIFANTS RESIDENTIAL, L.L.C.
ADDRESS: 601 BULIFANTS BOULEVARD, WILLIAMSBURG, VIRGINIA 23188
ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL) W/ PROFFERS: THE SITE IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH YORK COUNTY ORDINANCE NO. 17-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 16, 2017 AND AMENDED PER YORK COUNTY ORDINANCE NO. 17-17(R) APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 19, 2017.
- THE PROPERTIES SHOWN LIE IN FLOOD ZONE A & X, AS SHOWN ON MAP NO. 51199C0028D, MAP REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "A" IS DEFINED AS AREAS TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD PLAIN. (NO BASE FLOOD ELEVATIONS DETERMINED). FLOOD ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WALLER MILL WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- 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.
- NO BUILDINGS WERE OBSERVED ON TAX MAP PARCEL #02-00-00-034A2.
- NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF OUR SURVEY.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- 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.
- VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO SUCH STORMWATER MANAGEMENT FACILITIES OR OUTFALL STRUCTURES. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION Nos. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-012). WETLANDS LINE AS SHOWN WAS PROVIDED BY KERR ENVIRONMENTAL AND HAS NOT BEEN FIELD LOCATED BY AES.
- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE CONDITIONS SET FORTH IN ORDINANCE NO. 17-17(R) AND THE AMENDED AND RESTATED BULIFANTS RESIDENTIAL PROFFERED CONDITIONS DETAILED AS CONDITION 5 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 19, 2017.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS LISTED IN THE PROFFER STATEMENT TITLED "AMENDED AND REINSTATED, BULIFANTS RESIDENTIAL PROFFERED CONDITIONS" DATED OCTOBER 31, 2017.

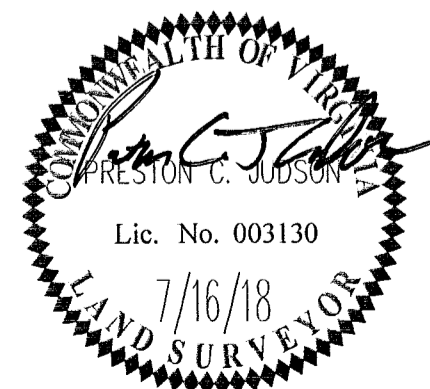
SURVEYOR'S STATEMENT

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 (TAX MAP 02-00-00-034A2) IS IN THE NAME OF BULIFANTS RESIDENTIAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP THAT IS THE SUCCESSOR-IN-INTEREST TO WILKINSON ASSOCIATES BY DEED DATED MARCH 26, 2018 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 28, 2018 AS INSTRUMENT NO. 180005428.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 24, 2018.

BY: Preston C. Judson 7/16/18 DATE
PRESTON C. JUDSON, L.S. #3130



SUBDIVISION OF THE PROPERTY
OF
BULIFANTS RESIDENTIAL, L.L.C.
(ARBORDALE PUMP STATION LOT)

BRUTON DISTRICT YORK COUNTY VIRGINIA

Date: 7/16/18 Scale: NOTED Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 3

AREA TABULATION	S.F.±	AC.±
PUBLIC RIGHT-OF-WAY DEDICATED (BULIFANTS BLVD.)	21,158	0.486
PUMP STATION LOT	7,899	0.181
REMAINDER OF TAX MAP PARCEL #02-00-00-034A2 (FUTURE DEV.)	1,683,793	38.655
TOTAL AREA SUBDIVIDED	1,712,850	39.322

UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: Alan Boothe
DATE: 18 July 2018

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Diana Kassel PLAT APPROVING AGENT
DATE: JULY 20, 2018

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 7th DAY OF August, 2018.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 180014899
TESTE: Kristen N. Nelson, CLERK
BY: Chester Phelps P.C. CLERK 10:51am