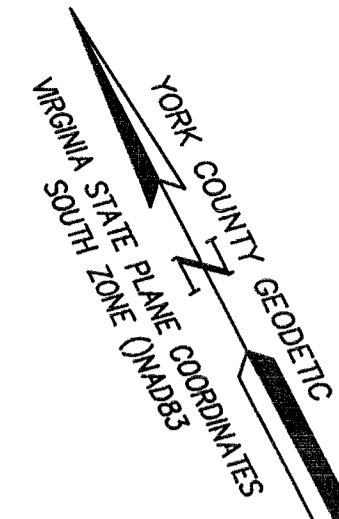
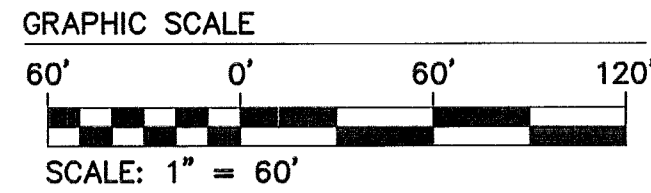


**FUTURE DEVELOPMENT**

PARCEL 2A  
 BULIFANTS RESIDENTIAL, L.L.C.  
 601 BULIFANTS BLVD.  
 GPIN: C19c-2165-1207  
 TAX MAP: 02-00-00-034A2  
 ZONING: PDR  
 FORMER AREA=1,712,850 S.F.± (TO TRAVERSE LINE)  
 39.322 ACRES± (TO TRAVERSE LINE)  
 (INSTR. #180005428)  
 NEW AREA  
 1,683,793 S.F.±  
 38.655 AC.±

20' WIDE TEMPORARY  
 UTILITY & ACCESS EASEMENT HEREBY  
 CONVEYED TO YORK COUNTY



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

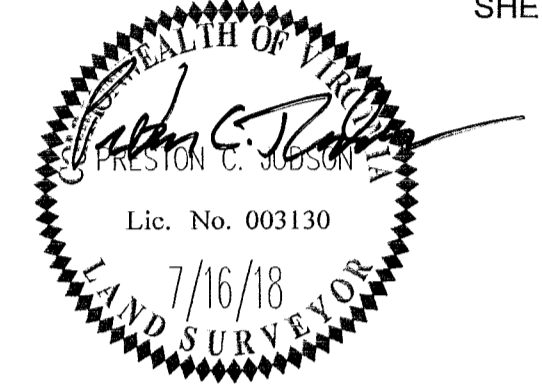
BRUTON DISTRICT YORK COUNTY VIRGINIA  
 Date: 7/16/18 Scale: 1"=60' Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 Phone: (757) 253-0040  
 Fax: (757) 220-8994  
 www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 3 OF 3



**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT
- RIGHT OF WAY POINT - CONCRETE MONUMENT SET
- CMF CONCRETE MONUMENT FOUND
- IRS ROD SET

NOTE: TEMPORARY UTILITY & ACCESS EASEMENTS SHALL AUTOMATICALLY EXPIRE UPON THE RECORDATION OF THE FUTURE ARBORDALE, PHASE II FINAL PLAT.

PARCEL 11A  
 N/F  
 DE ARBORDALE LLC  
 401 BULIFANTS BLVD  
 GPIN: C19c-1933-0722  
 TAX MAP: 02-19-00-011  
 ZONING: PDR  
 (INSTR. #180000592)

PARCEL 24  
 N/F  
 MIND BODY INTEGRATIVE  
 WELLNESS CENTER, LLC  
 500 BULIFANTS BLVD  
 GPIN: C19c-2486-0632  
 TAX MAP: 02-19-00-024  
 ZONING: EO  
 (INSTR. #140021090)

ARBORDALE PUMP  
 STATION LOT  
 (HEREBY CONVEYED  
 TO YORK COUNTY)

BULIFANTS BOULEVARD  
 VARIABLE WIDTH  
 PUBLIC RIGHT-OF-WAY  
 (HEREBY DEDICATED TO  
 PUBLIC USE FOR  
 RIGHT-OF-WAY PURPOSES)  
 21,158 S.F., 0.486 AC.

EX. TURNAROUND EASEMENT  
 (70' RADIUS) HEREBY VACATED  
 (INSTR. # 050020212)

TEMPORARY VARIABLE WIDTH UTILITY & ACCESS  
 EASEMENT HEREBY CONVEYED TO YORK COUNTY

**FUTURE DEVELOPMENT**

PARCEL 2A  
 BULIFANTS RESIDENTIAL, L.L.C.  
 601 BULIFANTS BLVD.  
 GPIN: C19c-2165-1207  
 TAX MAP: 02-00-00-034A2  
 ZONING: PDR  
 FORMER AREA=1,712,850 S.F.± (TO TRAVERSE LINE)  
 39.322 ACRES± (TO TRAVERSE LINE)  
 (INSTR. #180005428)  
 NEW AREA  
 1,683,793 S.F.±  
 38.655 AC.±

☉ OF EASEMENT

30' WIDE TEMPORARY  
 UTILITY & ACCESS EASEMENT HEREBY  
 CONVEYED TO YORK COUNTY

APPROVED:  
 BY YORK COUNTY BOARD OF SUPERVISORS  
 BY: Jan Kasal 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 14th 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 CLERK  
 BY: Courtney Phillip D.I.

N: 3650761.06  
 E: 11997878.76

PARCEL BMP 3A  
 N/F  
 COUNTY OF YORK  
 INTERNATIONAL CENTER/  
 WILLIAMSBURG, PHASE II  
 STORMWATER MANAGEMENT  
 TAX MAP: 02-19-00-000A  
 GPIN: C18b-2819-4991  
 (INSTR. #090023711)  
 ZONING: EO  
 (INSTR. #050002172) (PLAT)

200' WATERSHED  
 BUFFER

100' RPA  
 BUFFER

EX. 30' TEMPORARY  
 YORK COUNTY  
 ACCESS EASEMENT  
 (INSTR. # 050020212)  
 HEREBY VACATED

EX. 20' YORK COUNTY  
 DRAINAGE EASEMENT  
 (INSTR. # 050020212)

TRANSITIONAL  
 BUFFER  
 TYPE 35

LIMITS OF WMP  
 500' BUFFER

EX. 20' YORK COUNTY  
 UTILITY EASEMENT  
 (INSTR. #050020212)

BULIFANTS BLVD.  
 80' PUBLIC RW  
 (INSTR. #050002172)

(N17°11'15"E 80.00')  
 EXISTING PROPERTY LINE  
 HEREBY VOIDED

Δ=34°19'27"  
 R=540.00'  
 L=323.50'  
 T=166.77'  
 C=318.68'  
 C.B.=N89°58'23"W

N53°07'57"W N70°20'20"W  
 39.86' 66.61'

70.57' (TIE)

N34°22'59"W 128.25'  
 N16°30'31"W 43.39'  
 58.45' (TIE)

☉ OF EASEMENT

S17°29'25"W 119.68'

S73°02'03"E 293.03'

15.00'

53.35'

N23°39'32"W

N20°01'24"E 85.46'

N23°51'01"E 288.22'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'

N24°28'52"E 108.28'