

STREET INDEX					
SYMBOL	STREET	ROUTE	SYMBOL	STREET	ROUTE
1	GEORGE WASH. MEM. HWY.	17	13	GENERALS WAY	1379
2	GOODWIN NECK RD.	173	14	MARINERS WAY	PRIVATE
3	OLD YORK-HAMPTON HWY.	634	15	NEWSOME DR.	PRIVATE
4	FORT EUSTIS BLVD.	1050	16	REDOUBT RD.	1198
5	FREEDOM BLVD.	1197	17	SENTRY CIR.	1199
6	TERREBONNE RD.	1233	18	SLEEPY HOLLOW LN.	1282
7	FAULKNER RD.	1231	19	ROSEWOOD LN.	1281
8	WHEELLEY CIR.	1232	20	LOTZ DR.	1223
9	WHITES RD.	1216	21	BELL HILL DR.	1210
10	FIRST ST.	1217	22	HEATHERWOOD LN.	1225
11	SECOND ST.	1294	23	CAROL DR.	1224
12	GREENE DR.	1290	24	RAILROAD	

VICINITY MAP 1" = 2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

STA. 059 - COORDINATES - U.S. SURVEY FEET -
 12,069,041.487(E), 3,598,848.801(N)
 ELEVATION = 52.45' (NGVD 1929 DATUM)
 ELEVATION = 51.04' (NAVD 1988 DATUM)

STA. 067 - COORDINATES - U.S. SURVEY FEET -
 12,070,681.870(E), 3,595,939.553(N)
 ELEVATION = 48.40' (NGVD 1929 DATUM)
 ELEVATION = 47.36' (NAVD 1988 DATUM)

THE PLATTING OF THE CONDOMINIUM PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

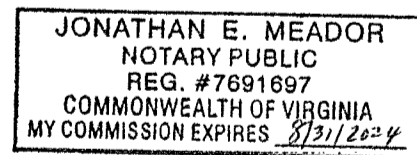
Bobby Dee Ashe, Jr. 8/14/23
 BOBBY DEE ASHE, JR. DATE
 MANAGING PARTNER FOR BOCA FUTURES, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY FOR BOCA FUTURES, LLC

STATE OF VIRGINIA
 COUNTY OF YORK TO WIT:
 I, Jonathan E Meador, A NOTARY PUBLIC
 IN AND FOR THE JURISDICTION AFORESAID, DO
 HEREBY CERTIFY THAT THE PERSON(S) WHOSE
 NAMES ARE SIGNED TO THE FOREGOING WRITING
 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY
 JURISDICTION AFORESAID. GIVEN UNDER MY HAND
 THIS 14th DAY OF August, 2023.

MY COMMISSION EXPIRES: Aug 31, 2024

 NOTARY PUBLIC
 REGISTRATION NUMBER: 7691697

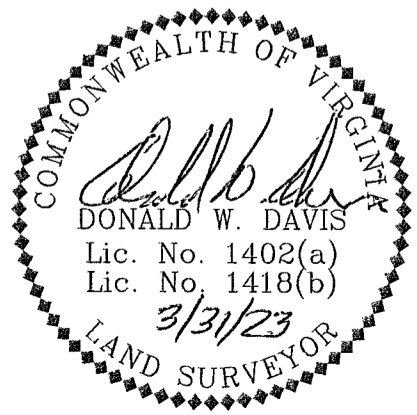


TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, AND THE SURVEY AND PLAT ARE CORRECT INCLUDING A BOUNDARY CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS CONDOMINIUM PLAT IS IN THE NAME OF BOCA FUTURES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM YORKTOWN, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 27, 2015 AND DULY RECORDED ON JULY 30, 2015 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT #150013894.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, I, DONALD W. DAVIS, A VIRGINIA LICENSED LAND SURVEYOR, CERTIFY AS TO THE ACCURACY AND COMPLIANCE WITH THE CODE OF VIRGINIA, SECTION 55-79.58(A) THAT ALL UNITS OR PORTIONS THEREOF DEPICTED THEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

DONALD W. DAVIS *Donald W. Davis* 3/31/23
 LAND SURVEYOR DATE

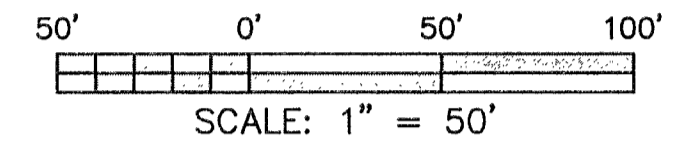


NOTES:

- PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0136D, EFFECTIVE DATE: JANUARY 16, 2015.
- THIS CONDOMINIUM PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
- GPIN: R08C-1976-1166 : BUILDING #322.
- ZONE: IG (GENERAL INDUSTRIAL)
 BUILDING SETBACK REQUIREMENTS
 FRONT: 50'
 REAR: 15'
 SIDE: 15'
- UTILITY NOTES:
 WATER: EACH CONDOMINIUM IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
 SEWER: EACH CONDOMINIUM IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
 * MAINTENANCE OF THESE UTILITIES OUTSIDE THE PUBLIC EASEMENTS WILL BE PROVIDED BY THE YORKTOWN COMMERCE CENTER CONDOMINIUM OWNERS ASSOCIATION, INC.
- PROPERTY SHOWN HEREON IS MOSTLY LOCATED WITHIN THE HARWOOD MILLS WATERSHED MANAGEMENT & PROTECTION OVERLAY DISTRICT AND IS SUBJECT TO ZONING ORDINANCE SECTION 24-1-376.
- PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A CHESAPEAKE BAY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HAVE PREVIOUSLY BEEN DEDICATED FOR PUBLIC USE.
- PROPERTY OWNER MAILING ADDRESS:
 BOCA FUTURES, LLC
 1811-A CALTHROP NECK ROAD
 YORKTOWN, VA 23693
- THE PROPERTY SHOWN HEREON IS IDENTIFIED AS "ADDITIONAL LAND, 13,500 SQ. FT, 0.31 AC." AS SHOWN ON THAT PLAT ENTITLED "EXHIBIT 'C', PLAT OF YORKTOWN COMMERCE CENTER, A CONDOMINIUM, PHASE 2, YORKTOWN, VIRGINIA, NELSON MAGISTERIAL DISTRICT" (INSTRUMENT #140010874)
- 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.
- COMMON ELEMENTS INCLUDE:
 ALL PARTS OF THE CONDOMINIUM PROPERTY EXCEPT THE RESPECTIVE UNITS SHOWN AND DESIGNATED HEREON AND DEFINED IN THE CONDOMINIUM DOCUMENTS. EXAMPLES OF COMMON ELEMENTS ARE: PARKING FACILITIES, PAVED AREAS, THE GROUND WHETHER OR NOT LANDSCAPED, ALL PORTIONS OF THE BUILDINGS NOT A PART OF THE UNITS, AND ALL CONDUITS, INSTALLATIONS, WIRES, PIPES, AND CABLES WHICH SERVE OTHER COMMON ELEMENTS OR WHICH SERVE MORE THAN ONE UNIT.
- LIMITED COMMON ELEMENTS INCLUDE:
 (A) PARKING SPACES WHICH MAY BE ASSIGNED TO EACH RESPECTIVE UNIT.
 (B) THE EXTERIOR OF EACH BUILDING
 (C) PATIOS, DECKS, HVAC UNITS, EXTERIOR STAIRS, AND ENTRY BALCONIES APPURTENANT TO EACH UNIT.
- BUILDING DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS OF THE "DECLARATION OF CONDOMINIUM OF YORKTOWN COMMERCE CENTER CONDOMINIUM" RECORDED AS INSTRUMENT #080021219 AND ALL AMENDMENTS THERETO.

CONDOMINIUM PLAT
 PHASE 4 - BUILDING #322
YORKTOWN
COMMERCE CENTER
 FOR BOCA FUTURES, LLC

NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 50' DATE: MARCH 31, 2023
 SHEET 1 of 3
DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS AND PLANNERS
 3630 GEORGE WASHINGTON MEM. HWY. - SUITE "G"
 YORKTOWN, VIRGINIA 23693
 (757) 867-8583



SYMBOLS:

- PIPE FOUND
- IRON ROD SET
- IRON ROD FOUND
- CONC. MONUMENT

AREA TABLE

TOTAL AREA:	336,414 SQ. FT.
PHASE ONE: (INST. #080021218)	27,000 SQ. FT.
PHASE TWO: (INST. #130009943)	13,500 SQ. FT.
PHASE THREE: (INST. #140010874)	9,000 SQ. FT.
PHASE FOUR:	13,500 SQ. FT.
ADDITIONAL LAND:	30,000 SQ. FT.
COMMON ELEMENTS	

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: *Eileen Kase*
 PLAT APPROVING AGENT

DATE: AUGUST 28, 2023

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 29th DAY OF August, 2023, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 230013518.

TEST: *Kristen N. Nelson*
 CLERK

BY: *Kristen Nelson*