

STREET INDEX			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. 10/31/23*  
 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, *Kristina Ballard*, 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 31<sup>st</sup> DAY OF October, 2023.

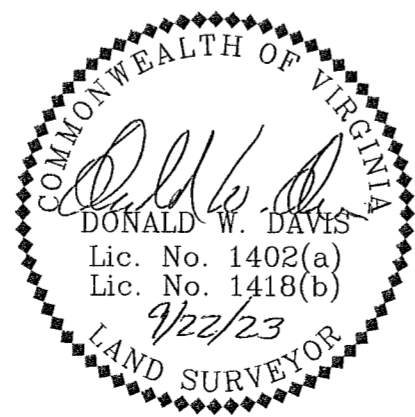
MY COMMISSION EXPIRES: 5-31-25  
*Kristina Ballard*  
 NOTARY PUBLIC  
 REGISTRATION NUMBER: 752807

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* 9/27/23  
 LAND SURVEYOR DATE



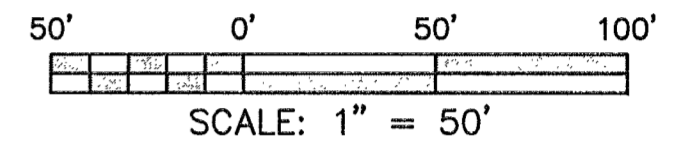
**NOTES:**

- 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-2210-1133 : BUILDING #320.
- 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, 6,000 SQ. FT, 0.1377 AC." AS SHOWN ON THAT PLAT ENTITLED "CONDOMINIUM PLAT, PHASE 4 - BUILDING #322, YORKTOWN COMMERCE CENTER FOR BOCA FUTURES, LLC, NELSON MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA". (INSTRUMENT #230013518)
- 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 5 - BUILDING #320  
**YORKTOWN**  
**COMMERCE CENTER**  
 FOR BOCA FUTURES, LLC

NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1" = 50' DATE: SEPTEMBER 22, 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

**A P P R O V E D**  
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Jason Kassel*  
 PLAT APPROVING AGENT

DATE: NOVEMBER 6, 2023

**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: (INST. #230013518)	13,500 SQ. FT.
PHASE FIVE:	6,000 SQ. FT.
ADDITIONAL LAND:	24,000 SQ. FT.
COMMON ELEMENTS	243,414 SQ. FT.

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 8th DAY OF November, 2023 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 230017284

TEST: **KRISTEN N. NELSON, CLERK**  
 CLERK

BY: *Kristen Nelson*