

VICINITY MAP
1"=2000'

NOTES:

- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
- PROPERTY TAX PARCEL 02-00-00-034 PROPERTY GPIN #C18A-2176-4322
NEW PARCELS 2, 3, 4, 5, 6, 7 AND 8
39.2197 AC. 1,708,410 S.F.
NEW R/W- 3.2395 AC. 141,111 S.F.
TOTAL AREA SUBDIVIDED - 42.46± AC. 1,849,521± S.F.
- WATER & SEWER: EACH PARCEL WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER & SEWER, BOTH PROVIDED BY YORK COUNTY.
- THE PROPERTY FALLS IN ZONE X AS SHOWN ON COMMUNITY PANEL #510182 0025B MAP DATED 12-16-88.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- 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.
- NEAREST YORK COUNTY MONUMENT LIES AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 60 (RICHMOND ROAD) AND 646 (LIGHTFOOT ROAD), 37.5' NORTHEAST OF THE CENTER LINE OF THE WESTBOUND LANES OF ROUTE 60, 85.0' SOUTHEAST OF THE CENTER LINE OF ROUTE 646.
COORDINATES FOR MON. 015 IN U.S. SURVEY FEET:
(EASTING)11990445.839
(NORTHING)3652054.370
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF 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.

SUBDIVISION OF
PARCELS 2, 3, 4, 5, 6, 7 AND 8

BEING
INTERNATIONAL CENTER
WILLIAMSBURG, PHASE III
BRUTON DISTRICT YORK COUNTY, VIRGINIA
DATE: 06/13/05 SCALE: AS SHOWN

SHEET 1 OF 3



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049

BUILDING SETBACKS
FOR EO ZONING:
FRONT - 45'
SIDE - 10'
REAR - 10'

OWNER'S CONSENT
PARCEL 2

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

Richard F. Wilkinson 06/13/05

SIGNATURE DATE

BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP
BY: INTERNATIONAL BULIFANTS, INC., A VIRGINIA CORP.
GENERAL PARTNER
BY: RICHARD F. WILKINSON, PRESIDENT

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia

CITY/COUNTY OF: York
I, (PRINT) Patricia M. Penci A NOTARY PUBLIC
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS
SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED
THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.
GIVEN UNDER MY NAME THIS 13th DAY OF
June, 2005. MY COMMISSION EXPIRES
June 30, 2006.

Patricia M. Penci
(SIGNATURE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN 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 IS IN THE NAME OF: BULIFANTS LP, SUCCESSOR BY NAME CHANGE FROM WILKINSON ASSOCIATES, AND WAS CONVEYED BY HOWARD P. WILKINSON, RICHARD F. WILKINSON, JACQUELINE S. WILKINSON AND MARGARET W. WILKINSON, TO WILKINSON ASSOCIATES BY DEED DATED 12/31/85 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 433 PAGE 163.

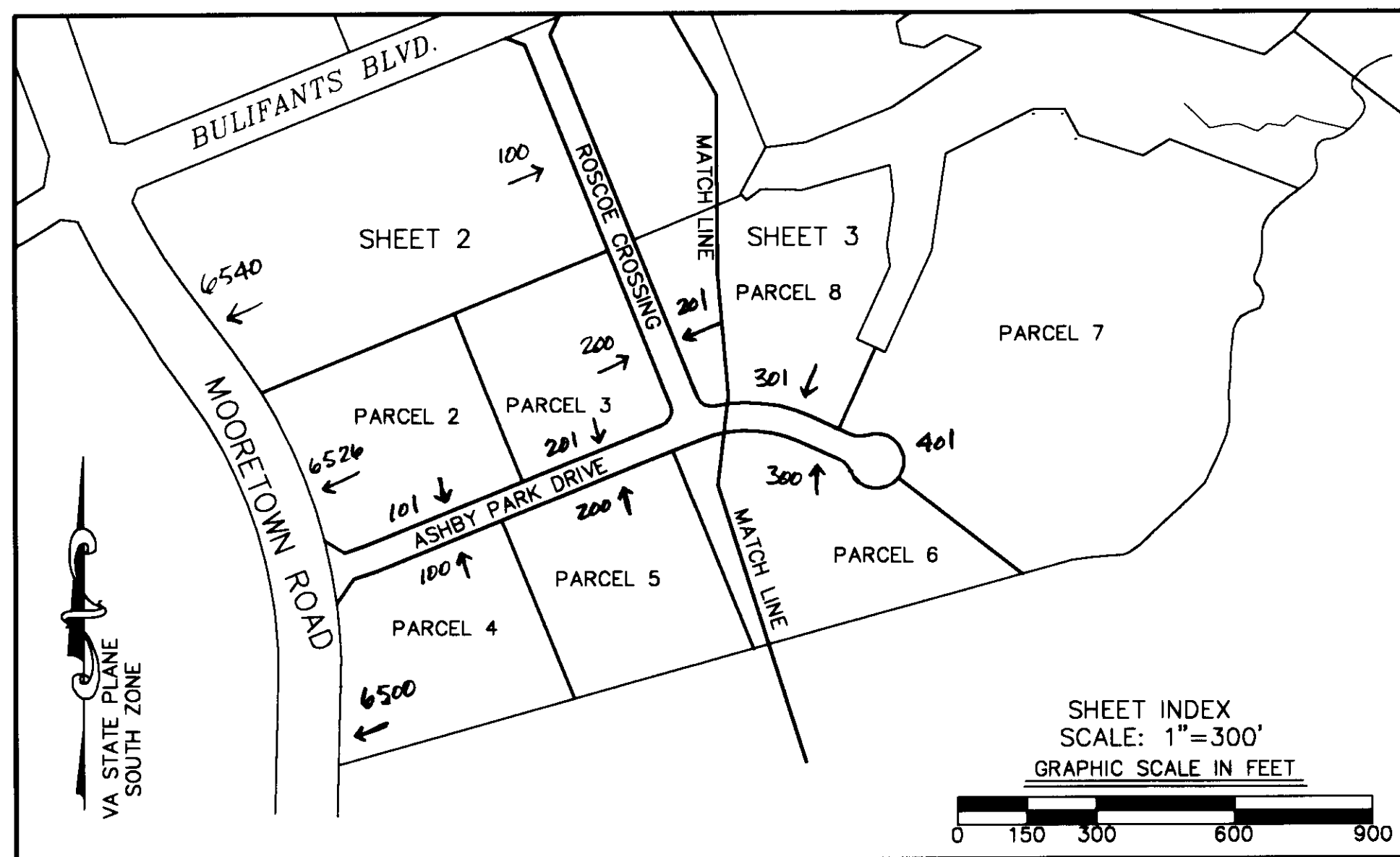
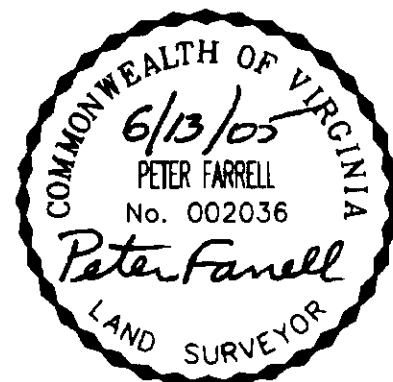
I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 30, 2005.

6/13/05

DATE

Peter Farrell

PETER FARRELL, LS 002036



SHEET INDEX
SCALE: 1"=300'
GRAPHIC SCALE IN FEET



APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al. Maddalena*
PLAT APPROVING AGENT

DATE:

10/10/05

STATE OF VIRGINIA, COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK AND CITY OF POQUOSON THE 17th DAY OF October, 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 05002574

TESTE: *Lynn S. Jenkins*
CLERK

12:13pm

BY: *Juan Brogden, D.C.*

2005 OCT 17 PM 12:13

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