

YORK COUNTY SURVEY MONUMENT

STA. NO. 035
 E: 12,017,812.989
 N: 3,622,967.181
 ELEV: 87.84' (NGVD 1929)

PROPERTY INFORMATION

LOT 4A-1
 144Z STAFFORD COURT
 PROPERTY OWNER:
 SOUTHPORT HOLDINGS, LLC
 INST. #180021367
 MAP #: 11-16-02-004
 GPIN: G13b-4897-4778
 ZONED: EO (ECONOMIC OPPORTUNITY)

PLAT REFERENCES:
 INST. #180017444
 INST. #190004982
 INST. #190017522

TOTAL AREA: 328,024 S.F. / 7.531 AC.
 BUILDING/ADDITIONAL LAND AREA: ±34,000 S.F.
 LIMITED COMMON ELEMENT: ±1,221 S.F.

GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON AS INST. #190017522.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOTS LIE IN F.I.R.M. ZONE "X" PER FLOOD INSURANCE RATE MAP #51199C044D DATED JANUARY 16, 2015.
4. UNDERGROUND UTILITY LOCATIONS WERE NOT LOCATED FOR THE PREPARATION OF THIS PLAT.
5. THE SUBJECT PROPERTY IS LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
6. 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.
7. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR 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.
8. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
9. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY ROTH ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 14-260).
10. THE LIMITS OF WETLANDS SHOWN HEREON ARE BASED ON PLAT RECORDED AT INSTRUMENT #140021061.
11. A. UNIT BOUNDARIES. A UNIT CONSISTS OF A PORTION OF THE CONDOMINIUM DESIGNED AND INTENDED FOR THE INDIVIDUAL OWNERSHIP AND USE. THE BOUNDARY OF THE INDIVIDUAL UNITS ARE AS SET OUT IN THE DECLARATION OF CONDOMINIUM RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.
 B. AIR CONDITIONING/HEATING/MECHANICAL. THE AIR CONDITIONING, REFRIGERATING, VENTILATION AND HEATING EQUIPMENT AND WATER, SEWER UTILITY AND ELECTRICAL LINES WITHIN THE UNIT, AND THE AIR CONDITIONING, REFRIGERATING, VENTILATION AND HEATING EQUIPMENT, WATER, SEWER, UTILITY, AND ELECTRICAL LINES, AND OTHER APPARATUS IN CONNECTION THEREWITH, WHICH SERVE ONE UNIT, WHEREVER LOCATED, SHALL BE OWNED BY THE UNIT OWNER AS PART OF THE UNIT AND ARE NOT PART COMMON ELEMENTS.
12. ALL BUILDING DIMENSIONS SHOWN ARE INTERIOR DIMENSIONS AND ARE IN FEET.

**CONDOMINIUM PLAT OF
 BUILDING #1, UNITS NO. 1A & 1B
 LOT 4A-1 PHASE II
 BUSCH INDUSTRIAL PARK**

BRUTON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: 07/25/23 JOB #: 18-267
LandTech Resources, Inc.
 Engineering & Surveying Consultants
 205E Bulifants Blvd., Williamsburg, Virginia 23188
 Telephone: 757-565-1677 Fax: 757-565-0782
 Web: landtechresources.com
 SHEET 1 OF 5

OWNER'S CONSENT FOR SOUTHPORT HOLDINGS, LLC

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

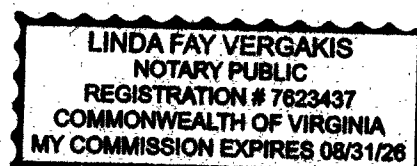
SOUTHPORT HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: John E. Karafa 10/12/23
 JOHN E. KARAF, MANAGER DATE

NOTARY STATEMENT FOR SOUTHPORT HOLDINGS, LLC

STATE OF VIRGINIA
 COUNTY OF James City
 TO WIT:
 I, Linda Vergakis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF October, 2023.

Linda Vergakis
 NOTARY PUBLIC
 MY COMMISSION EXPIRES August 31, 2026
 REGISTRATION NO. 7623437



TRUSTEE'S CONSENT

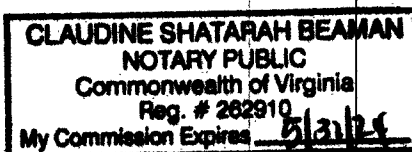
BY: James C. Hill, II 10/13/23
 JAMES C. HILL, II - TRUSTEE DATE

BENEFICIARY: SOUTHERN BANK & TRUST COMPANY
 DEED OF TRUST DATED JUNE 7, 2022
 RECORDED AS INSTRUMENT #220009903, CIRCUIT COURT OF YORK COUNTY

NOTARY STATEMENT FOR TRUSTEE

STATE OF VIRGINIA
 COUNTY OF Northfolk
 TO WIT:
 I, Claudine Shatarah Beaman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 13th DAY OF October, 2023.

Claudine Shatarah Beaman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 31, 2024
 REGISTRATION NO. 262910



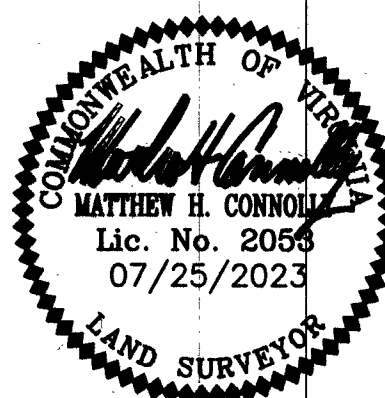
SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 WITHIN THE LIMITS OF THIS CONDOMINIUM IS IN THE NAME OF SOUTHPORT HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA. A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA BY DEED DATED OCTOBER 11, 2018 AND DULY RECORDED AS INST. NO. 180021367 ON NOVEMBER 20, 2018 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THIS PLAT AND PLAN IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55.1-1920(A & B) OF THE CODE OF VIRGINIA 1950 AS AMENDED AND THAT BUILDING UNIT NUMBER 1A AS DEPICTED HEREON IS SUBSTANTIALLY COMPLETED AND BUILDING UNIT NUMBER 1B IS NOT YET COMPLETED.

Matthew H. Connolly 07/25/2023
 MATTHEW H. CONNOLLY, S. 2053 DATE



ALL BUILDINGS LABELED "NOT YET BEGUN" ARE CONSIDERED ADDITIONAL LAND FOR FUTURE UNITS, PER SECTION 55-1-1920 (A) OF THE CODE OF VIRGINIA.

ALL LAND AND IMPROVEMENTS OUTSIDE OF BUILDINGS ARE COMMON ELEMENTS UNLESS OTHERWISE NOTED.

UTILITIES:

WATER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER: EACH UNIT WITHIN THIS CONDOMINIUM IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

SETBACKS PER THE PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BUSCH INDUSTRIAL PARK-WILLIAMSBURG ASSOCIATION (D.B. 781, PG. 778)

FRONT = 50'
 SIDE = 20'
 REAR = 20'

EO ZONING BUILDING SETBACKS

FRONT = 45'
 SIDE = 10'
 REAR = 10'

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Jasen Kassel
 PLAT APPROVING AGENT

DATE: NOVEMBER 6, 2023

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 INST. NO. 230017226

TESTE: KRISTEN N. NELSON, CLERK
 CLERK

BY: Heike Maloney DC