

186763

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THESE PARCELS IS IN THE NAME OF BSV COLONIAL OWNER LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WERE ACQUIRED FROM CGCMT 2004-C2 WILLIAMSBURG SHOPPING CENTER LLC, A DELAWARE LIMITED LIABILITY COMPANY IN INSTRUMENT #170048 AND #170049, DATED JANUARY 6, 2017, ALL BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY.

OWNER'S CONSENT AND DEDICATION

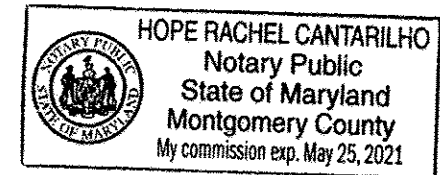
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

BSV COLONIAL OWNER LLC MICHAEL Z. JACOBY (CEO) DATE 12/5/18

NOTARY MARYLAND Hope Rachel Cantarilho NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS 5th DAY OF December 2018

MY COMMISSION EXPIRES May 25, 2021 Hope Rachel Cantarilho NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Preston C. Judson 10/25/18 DATE PRESTON C. JUDSON, L.S. NO. 3130

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Caroline A. Murphy 12-11-18 DATE SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 11 DAY OF December 2018 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:29 AM/PM INSTRUMENT # 186763

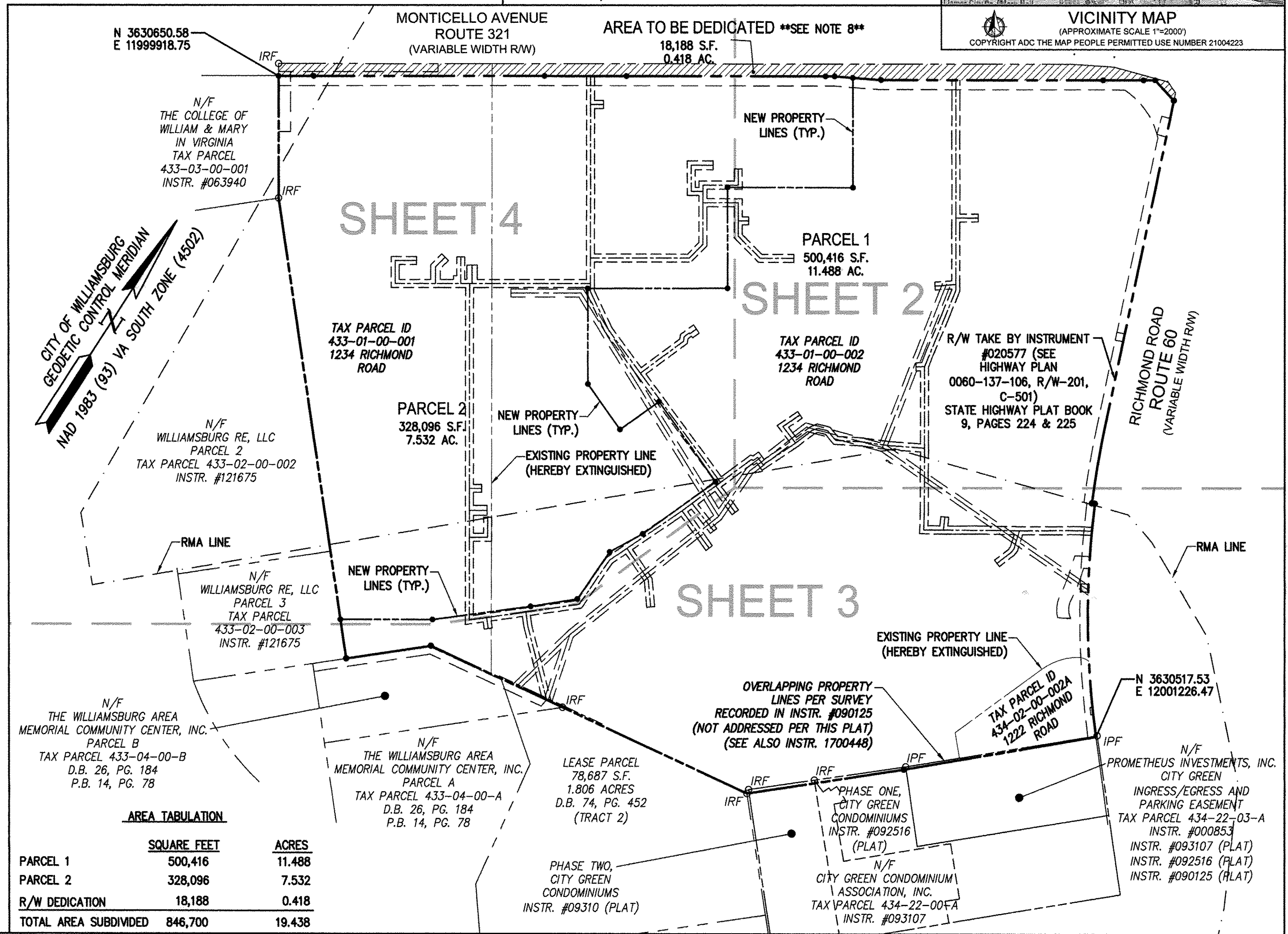
TESTE: Elizabeth D' Connor DC MONA A. FOLEY, CLERK

GENERAL NOTES

- 1. NOT ALL IMPROVEMENTS TO THE PROPERTY ARE SHOWN.
2. PROPERTY SHOWN HEREON IS ALL OF TAX PARCEL IDS 433-01-00-001,002, 433-01-00-001(BO), AND 434-02-002A
3. PROPERTY IS CURRENTLY ZONED B-3 (URBAN BUSINESS DISTRICT). OTHER ZONING RESTRICTIONS MAY APPLY. THIS SUBDIVISION IS BASED UPON THE PLAN OF DEVELOPMENT FOR MIDTOWN ROW MIXED USE DEVELOPMENT SITE PLAN: SPR#18-006.
4. PROPOSED WATERLINE AND PEDESTRIAN EASEMENTS ARE TO BE DEDICATED TO THE CITY OF WILLIAMSBURG.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0136D, 51095C0138D AND 51095C0139D DATED 12/16/2015. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THIS PLAT IS BASED UPON RECORD INFORMATION AND FOUND GROUND EVIDENCE. THERE MAY BE EASEMENTS AND OTHER COVENANTS OF RECORD OTHER THAN SHOWN WHICH MAY AFFECT THIS PROPERTY.
8. AREA HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG FOR RIGHT OF WAY PURPOSES.

LEGEND

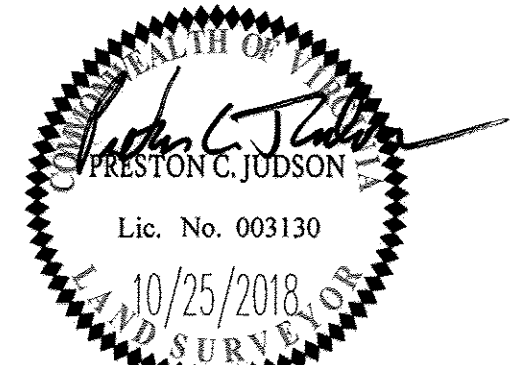
- PROPOSED RIGHT OF WAY
EXISTING BOUNDARY
PROPOSED EASEMENT
PROPOSED CENTERLINE EASEMENT
PROPOSED PROPERTY LINE
EXISTING RIGHT OF WAY TO BE DEDICATED
EXISTING RMA
PROPERTY CORNER SET
IRON ROD FOUND
IRON PIPE FOUND
NOW OR FORMERLY CENTERLINE



AREA TABULATION table with columns: PARCEL, SQUARE FEET, ACRES. Rows for Parcel 1, Parcel 2, R/W DEDICATION, and TOTAL AREA SUBDIVIDED.

Revision table with columns: Rev, Date, Description, Revised By.

4 Large/Small Plat(s) Recorded herewith as # 186763



AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

PLAT OF SUBDIVISION, LOT LINE EXTINGUISHMENT AND EASEMENT DEDICATION BEING THE PROPERTY OF BSV COLONIAL OWNER, LLC. LOCATED AT 1222 AND 1234 RICHMOND ROAD CITY OF WILLIAMSBURG VIRGINIA

Project metadata table: Project Contacts: PCJ/GVC, Project Number: 9042-05, Scale: 1" = 100', Date: 06/01/2018, Sheet Number: 1 OF 4