

142255

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY BROOKS & HALL, ET ALS TO PARKWAY PARTNERS, L.L.C. BY DEED DATED SEPTEMBER 16, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 041755.

OWNER'S CERTIFICATE

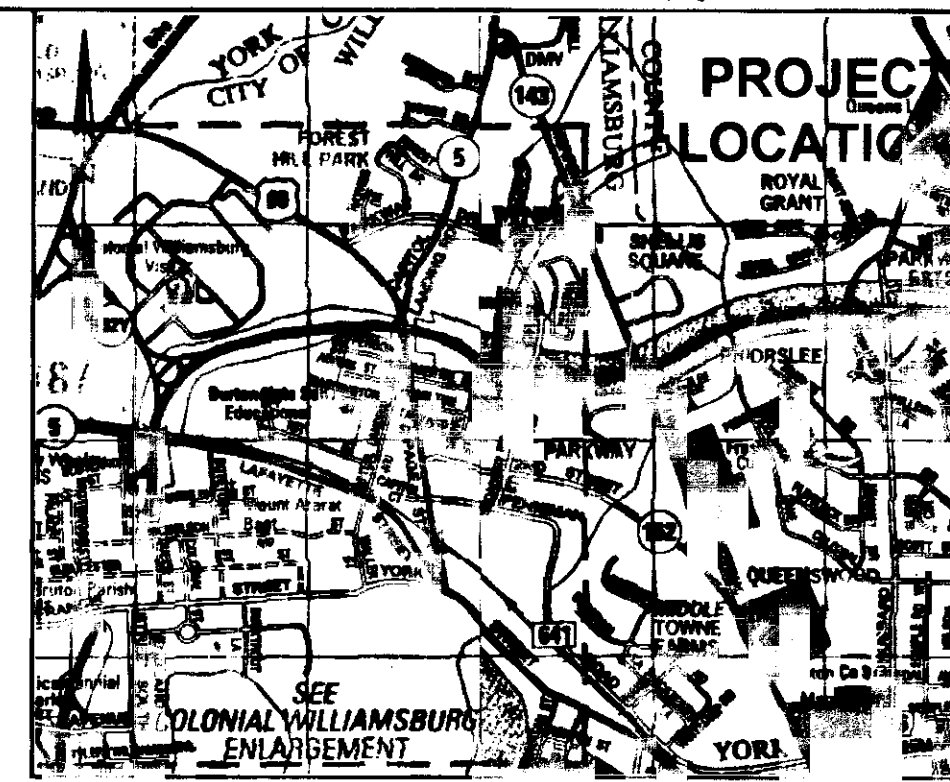
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: PARKWAY PARTNERS, L.L.C.

Cowles M. Spencer Sr. 9/16/14
BY: Cowles M. SPENCER SR. DATE
MEMBER
TITLE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. 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 51095C0145C, PANELS 145 OF 240, FOR COMMUNITY NUMBER 510294, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE 'X' IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL 438-18-00-001 AND THE PROPERTY ADDRESS IS 222 PARKWAY DRIVE PER CITY OF WILLIAMSBURG TAX PARCEL INFORMATION SYSTEM. THE PROPERTY WAS LISTED FORMERLY AS TAX PARCELS 438-18-22-001-12 & 438-08-22-001-12 AND LOCATED AT 222 PARKWAY DRIVE & 300 THIRD STREET.
4. THE PROPERTY IS CURRENTLY ZONED RM-2 CONDITIONAL WITH AMENDED PROFFERS - (PCR #12-021).
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
7. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. PROPOSED UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION.



VICINITY MAP (Approximate Scale: 1"=2000') Copyright ADC The Map People permitted use number 21004223

CERTIFICATE OF NOTARIZATION:

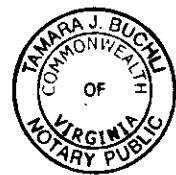
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF York
I, Tamara J. Buchli, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 16th DAY OF September, 2014.

MY COMMISSION EXPIRES October 31, 2014

NOTARY REGISTRATION NUMBER: 7351360

NOTARY: Tamara J. Buchli

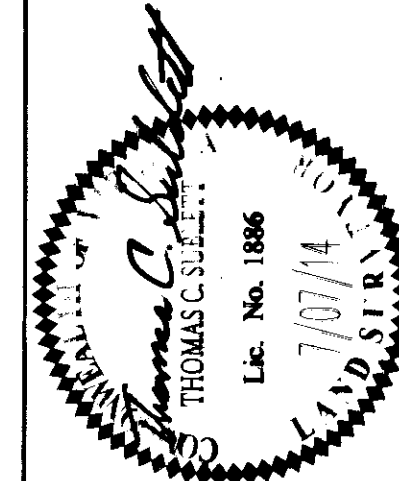


Tamara J. Buchli
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7351360
My Commission Expires
October 31, 2014

SURVEYOR'S CERTIFICATE

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

Thomas C. Sublett 7/07/14
THOMAS C. SUBLETT, L.S. #1886 DATE



TRUSTEE'S CONSENT

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

DEED OF TRUST DATED MARCH 14, 2011 RECORDED AS INSTRUMENT NO. 110467
MONARCH BANK (LENDER)
ANDREW N. LOCK OR JAMES R. FERBER (TRUSTEES)

BY: Andrew N. Lock, Trustee 9-16-14
TRUSTEE DATE

CERTIFICATE OF NOTARIZATION (TRUSTEE):

STATE OF VIRGINIA, CITY/COUNTY OF NORFOLK
TO-WIT:

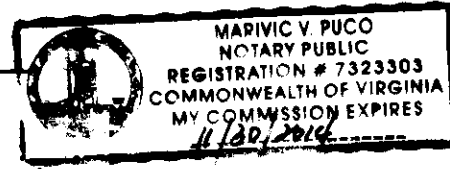
I, MARIVIC V. PUJO, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 16 DAY OF SEPTEMBER, 2014.

MY COMMISSION EXPIRES 11/30/2014

Marivic V. Pujol
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7323303



CERTIFICATE OF APPROVAL

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

Reed T. Nester 9/26/14
SUBDIVISION AGENT OF DATE
THE CITY OF WILLIAMSBURG

AREA TABULATION

Table with 4 columns: Area Type, Area in S.F. ±, Area in AC. ±, and another Area in AC. ±. Rows include Old Area, Private Right of Way, Common Area, ROW Dedication, Lot Area (30 Lots), and Total Area Subdivided.

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 30th DAY OF September, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:21 AM/PM

INSTRUMENT # 142255

TESTE: Amy Storey DC
BETSY B. WOOLRIDGE, CLERK

3 Large/Small Plat(s) Recorded
herewith as # 142255

Advertisement for ABE'S CONSULTING ENGINEERS, including contact information for 5248 Old Towne Road, Williamsburg, Virginia.

Advertisement for Parkway Towns at Williamsburg, being the property of Parkway Partners, L.L.C., in the City of Williamsburg, Virginia.

Project information box including Project Contacts (TCS/JFS), Project Number (W6297-03), Scale, Date (7/07/14), Sheet Number (1 OF 3).