

142565

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY YORK STREET PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO BLUEGREEN VACATIONS UNLIMITED, INC. A FLORIDA CORPORATION BY DEED DATED OCTOBER 18, 2006 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. # 063810 ON OCTOBER 20, 2006.

OWNER'S CERTIFICATE

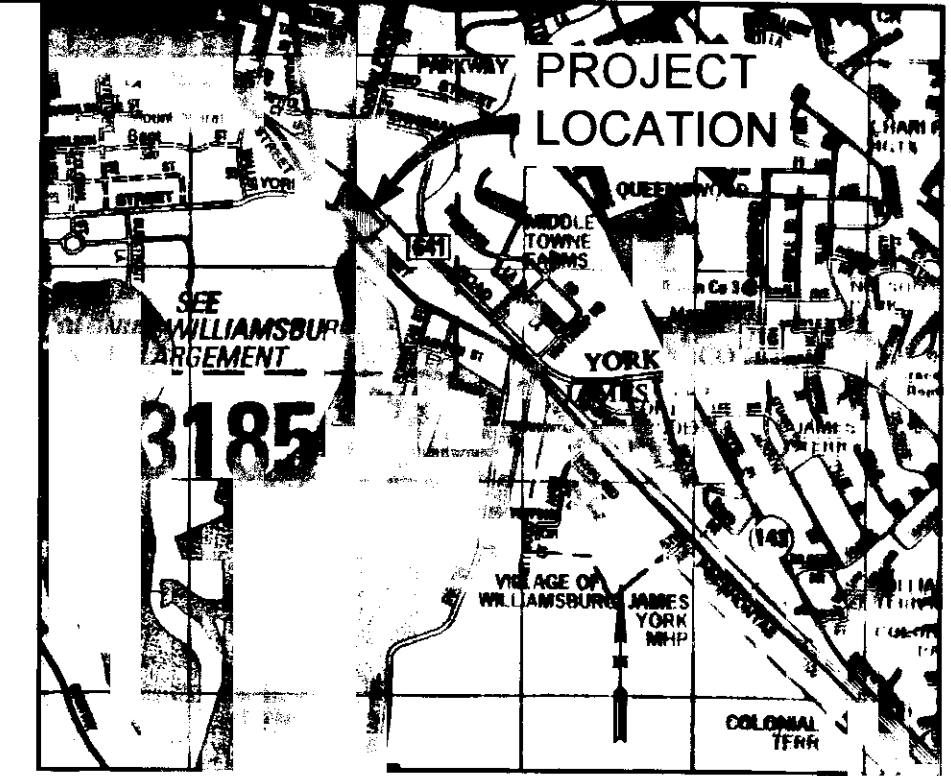
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: BLUEGREEN VACATIONS UNLIMITED, INC.

BY: [Signature] 10/30/14
Tommy Davies DATE
Rosat Mavigel
PRINTED NAME 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 51095C0140C, PANELS 140 OF 240, FOR COMMUNITY NUMBER 51095, 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 468-21-00-001 AND THE PROPERTY ADDRESS IS 315 YORK STREET PER CITY OF WILLIAMSBURG TAX PARCEL INFORMATION SYSTEM.
4. THE PROPERTY IS CURRENTLY ZONED B-2 CORRIDOR BUSINESS DISTRICT.
5. SITE IS SERVED BY CITY OF WILLIAMSBURG 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 OUTSIDE THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND PARTIALLY INSIDE THE RESOURCE MANAGEMENT ARE (RMA) AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. REFER TO THE FIRST AMENDMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BG PATRICK HENRY SQUARE DATED OCTOBER 22, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA ON OCTOBER 24, 2014 AS INSTR. #142452 FOR PARKING RESTRICTIONS.



VICINITY MAP (Approximate Scale: 1"=2000')

Copyright ADC The Map People permitted use number 21004223

CERTIFICATE OF NOTARIZATION:

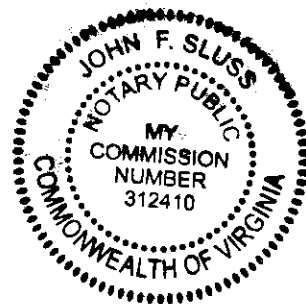
COMMONWEALTH OF VIRGINIA CITY/COUNTY OF JAMES CITY I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 30th DAY OF October, 2014.

MY COMMISSION EXPIRES 7/31/2017

NOTARY REGISTRATION NUMBER: 312410

NOTARY: John F. Sluss



CERTIFICATE OF APPROVAL

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

[Signature] 11/4/14
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

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.

[Signature] 10/09/2014
THOMAS C. SUBLETT, L.S. #1886 DATE

DEED OF CORRECTION

THE DEED OF CORRECTIONS, WHICH ORIGINATED ON 18 OCT 2006 UNDER INSTRUMENT NUMBER 062202, WAS RECORDED WITH CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY ON 20 OCT 2006 UNDER INSTRUMENT NUMBER 063810

AREA TABULATION

Table with 2 columns: Area Type and Area (S.F. ± OR AC. ±). Rows include Old Area, Parcel 1 Area, Parcel 2 Area, and Total Area Subdivided.

2 Large/Small Plat(s) Recorded herewith as # 142565

STATE OF VIRGINIA

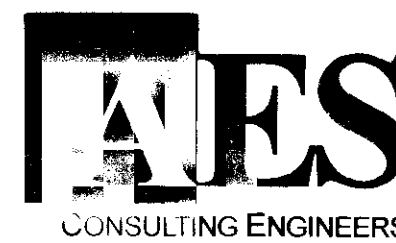
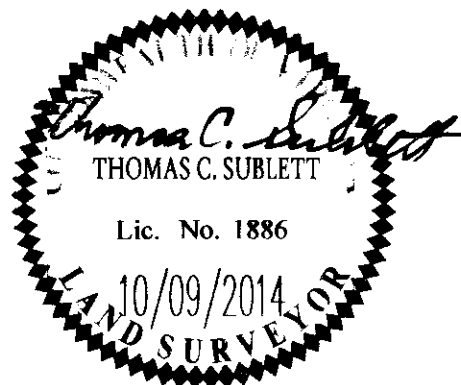
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 6th DAY OF November, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:01 AM/PM

INSTRUMENT # 142565

TESTE: Amy Stover, DC BETSY B. WOOLRIDGE, CLERK

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



5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994 www.aesva.com

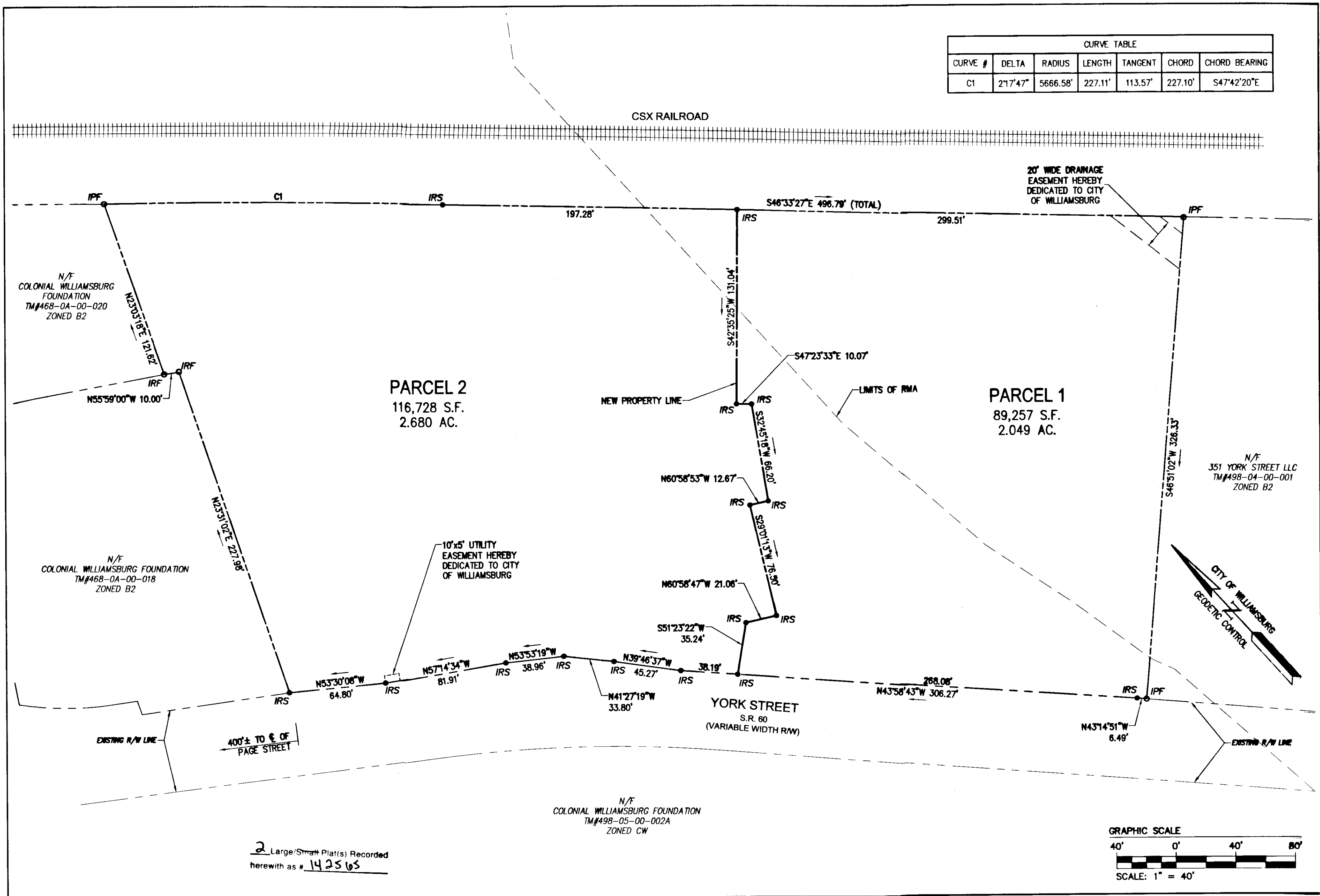
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION BG PATRICK HENRY BEING THE PROPERTY OF BLUEGREEN VACATIONS UNLIMITED, INC. STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

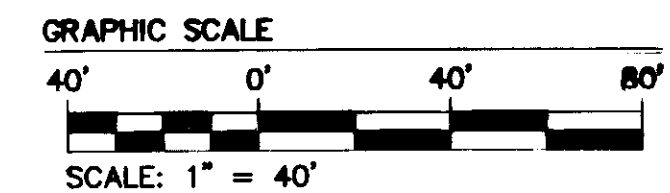
Project Contacts: TCS/BDG Project Number: W06711-10 Scale: 1"=40' Date: 10-06-2014 Sheet Number: 1 of 2

142565

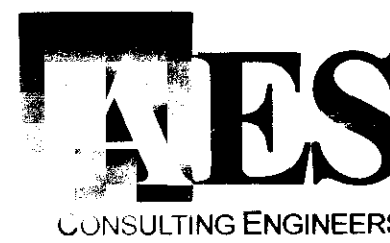
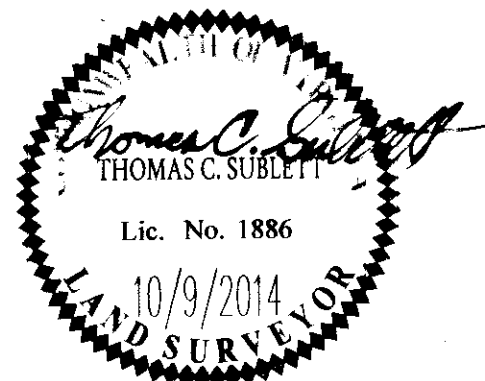
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	2°17'47"	5666.58'	227.11'	113.57'	227.10'	S47°42'20"E



2 Large/Small Plat(s) Recorded
herewith as # 142565



City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on <u>November 16, 2014</u> at <u>10:01</u> AM/PM, PG <u>PG</u> Document # <u>142565</u> BETSY B. WOOLRIDGE, CLERK <u>amy stoney</u> , Dep. Clerk			
Rev	Date	Description	Revised By



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Williamsburg, Virginia 23188
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Fax: (757) 220-8994
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PLAT OF SUBDIVISION
BG PATRICK HENRY
BEING THE PROPERTY OF
BLUEGREEN VACATIONS UNLIMITED, INC.
STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

Project Contacts: TCS/SDG	
Project Number: W09711-10	
Scale: 1"=40'	Date: 10-8-2014
Sheet Number	
2 of 2	