

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

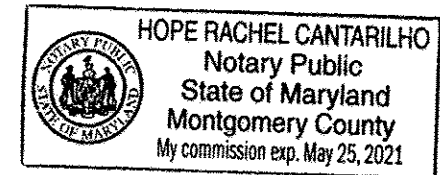
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

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

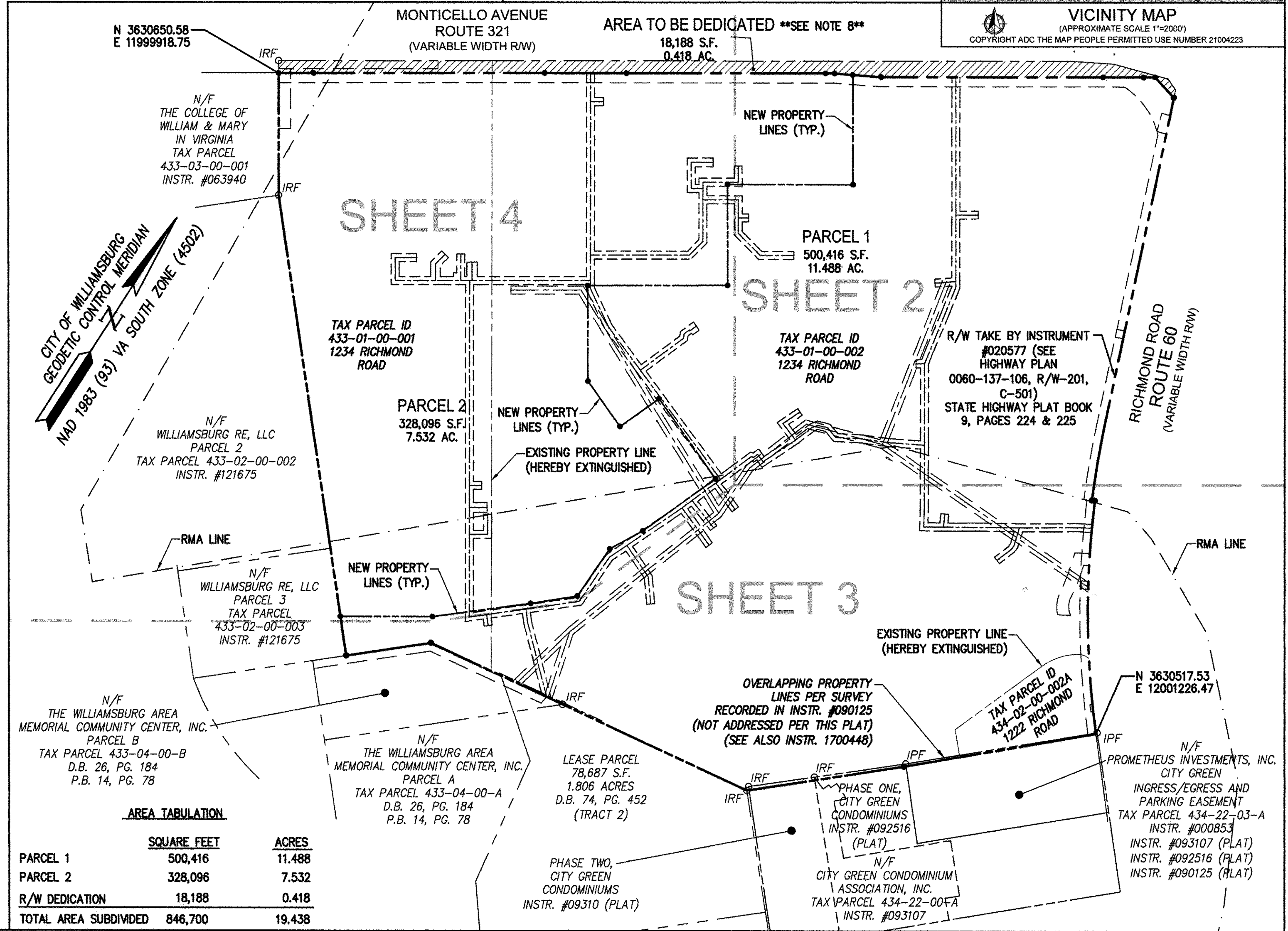
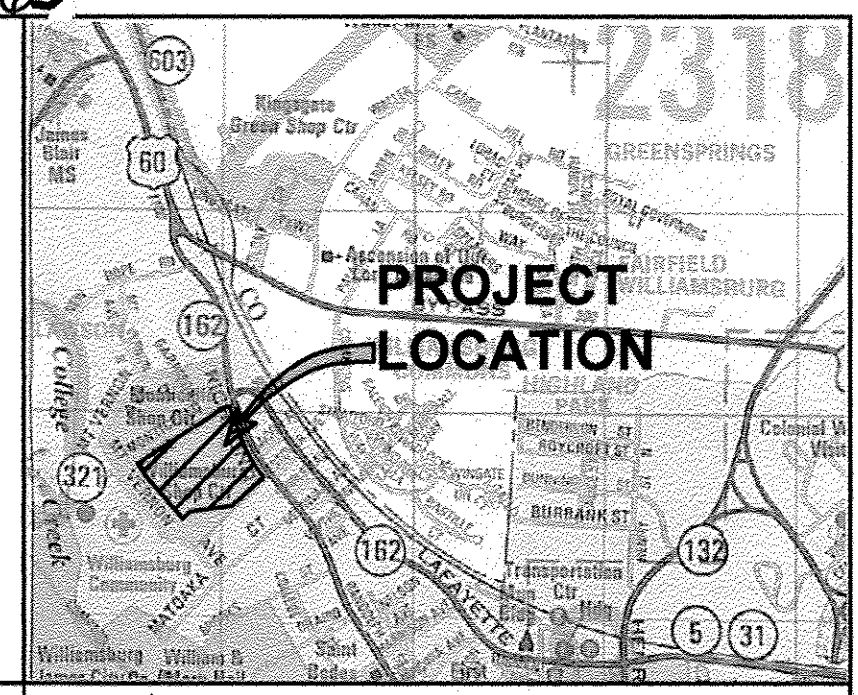
TESTE: Elizabeth D' Connor DC MONA A. FOLEY, CLERK

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(B0), 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

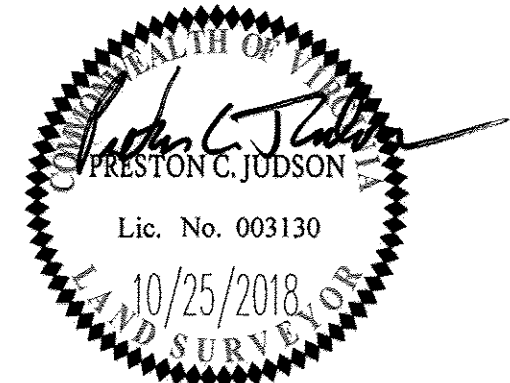
- PROPOSED RIGHT OF WAY
EXISTING BOUNDARY
PROPOSED EASEMENT
PROPOSED CENTERLINE EASEMENT
PROPOSED PROPERTY LINE
EXISTING RIGHT OF WAY TO BE DEDICATED
EXISTING RMA
PROPERTY CORNER SET
IRON ROD FOUND
IRON PIPE FOUND
NOW OR FORMERLY CENTERLINE



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

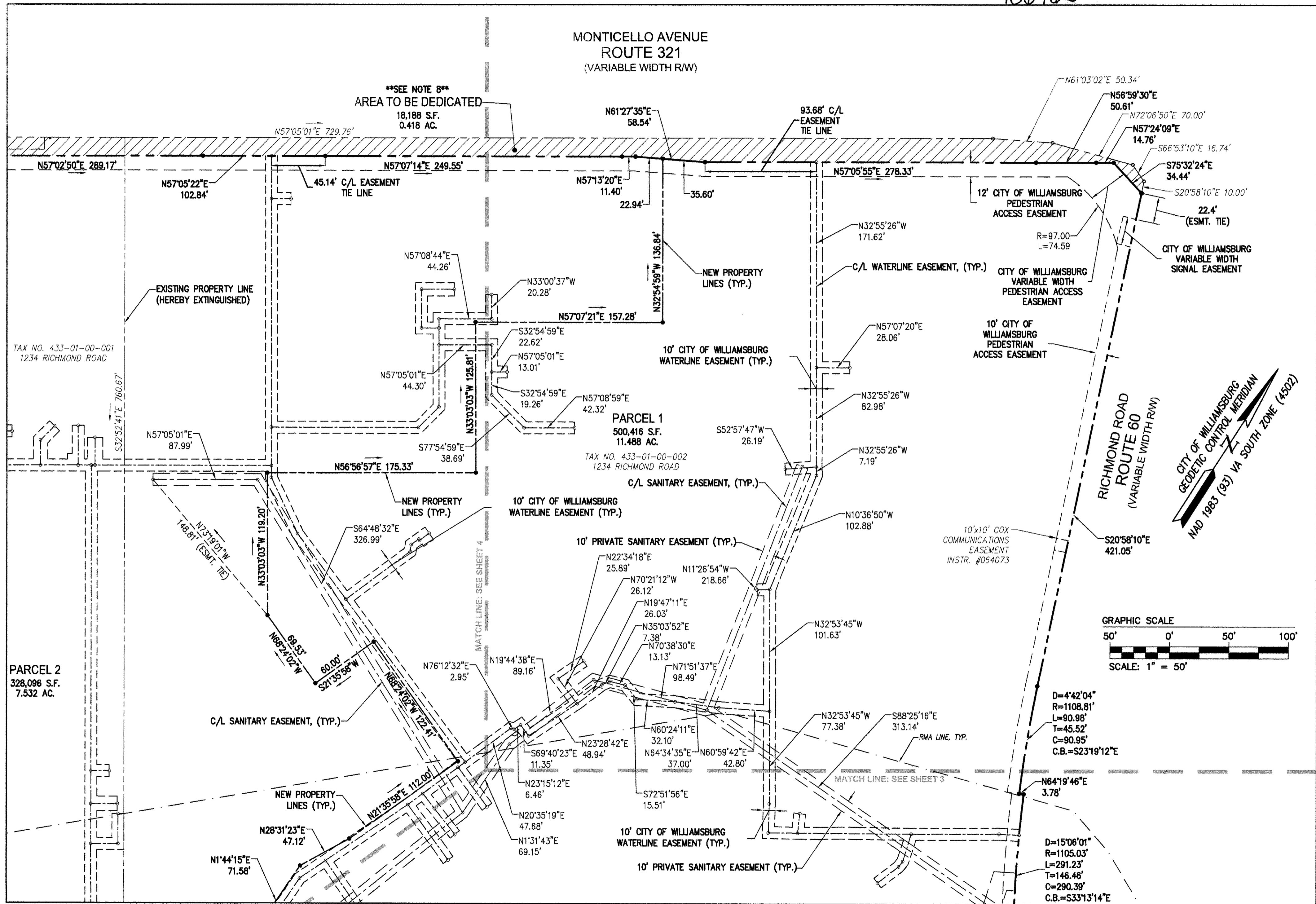


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188.

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

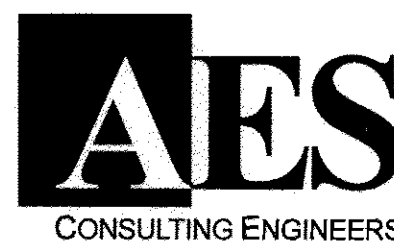
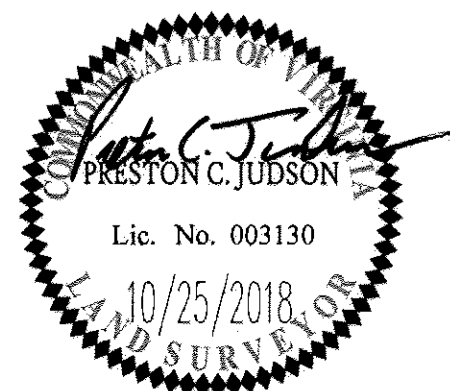
Project Contacts: PCJ/GVC, Project Number: 9042-05, Scale: 1" = 100', Date: 06/01/2018, Sheet Number: 1 OF 4

186763



City of Williamsburg & County of James City  
 Circuit Court: This PLAT was recorded on  
 12-11-2018  
 at 3:28 AM PM PG  
 Document # 186763  
 MONA A. FOLEY, CLERK

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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, 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 Contacts: PCJ/GVC

Project Number: 9042-05

Scale: 1"=50' Date: 06/01/2018

Sheet Number

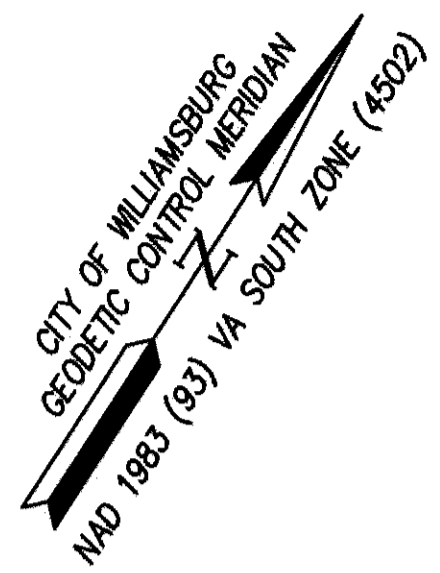
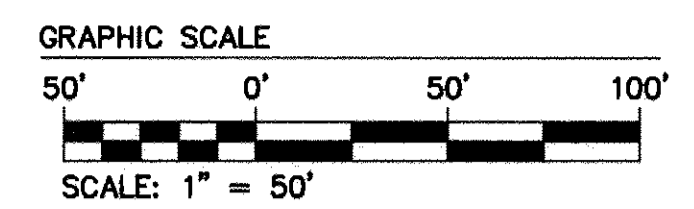
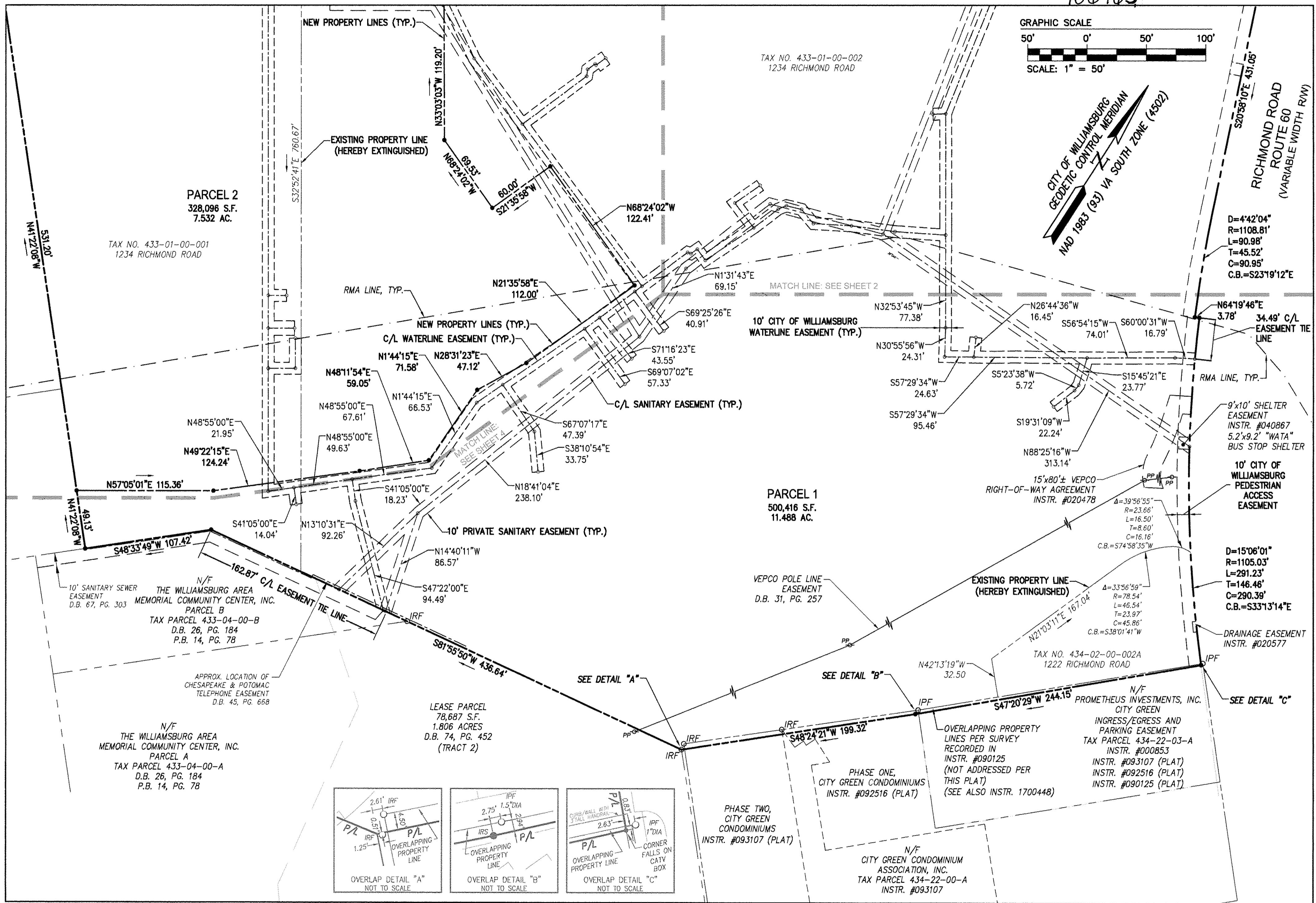
2 OF 4

Rev.	Date	Description	Revised By

Elizabeth O'Connor DC, Clerk



186763



RICHMOND ROAD  
 ROUTE 60  
 (VARIABLE WIDTH RW)

D=4'42"04"  
 R=1108.81'  
 L=90.98'  
 T=45.52'  
 C=90.95'  
 C.B.=S23°19'12"E

9'x10' SHELTER  
 EASEMENT  
 INSTR. #040867  
 5.2'x9.2' "WATA"  
 BUS STOP SHELTER

10' CITY OF  
 WILLIAMSBURG  
 PEDESTRIAN  
 ACCESS  
 EASEMENT

D=15'06"01"  
 R=1105.03'  
 L=291.23'  
 T=146.46'  
 C=290.39'  
 C.B.=S33°13'14"E

DRAINAGE EASEMENT  
 INSTR. #020577

SEE DETAIL "C"

TAX NO. 433-01-00-002  
 1234 RICHMOND ROAD

TAX NO. 433-01-00-001  
 1234 RICHMOND ROAD

PARCEL 2  
 328,096 S.F.  
 7.532 AC.

10' CITY OF WILLIAMSBURG  
 WATERLINE EASEMENT (TYP.)

PARCEL 1  
 500,416 S.F.  
 11.488 AC.

10' SANITARY SEWER  
 EASEMENT  
 D.B. 67, PG. 303

N/F  
 THE WILLIAMSBURG AREA  
 MEMORIAL COMMUNITY CENTER, INC.  
 PARCEL B  
 TAX PARCEL 433-04-00-B  
 D.B. 26, PG. 184  
 P.B. 14, PG. 78

APPROX. LOCATION OF  
 CHESAPEAKE & POTOMAC  
 TELEPHONE EASEMENT  
 D.B. 45, PG. 668

N/F  
 THE WILLIAMSBURG AREA  
 MEMORIAL COMMUNITY CENTER, INC.  
 PARCEL A  
 TAX PARCEL 433-04-00-A  
 D.B. 26, PG. 184  
 P.B. 14, PG. 78

LEASE PARCEL  
 78,687 S.F.  
 1.806 ACRES  
 D.B. 74, PG. 452  
 (TRACT 2)

VEPCO POLE LINE  
 EASEMENT  
 D.B. 31, PG. 257

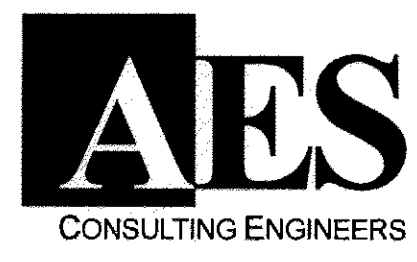
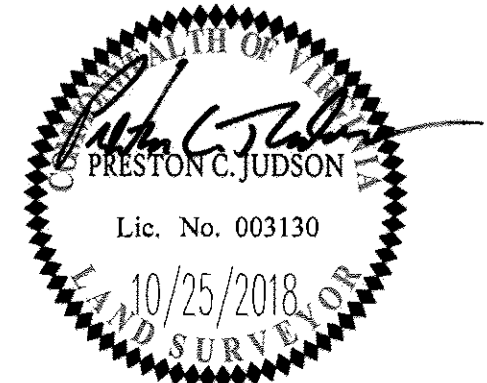
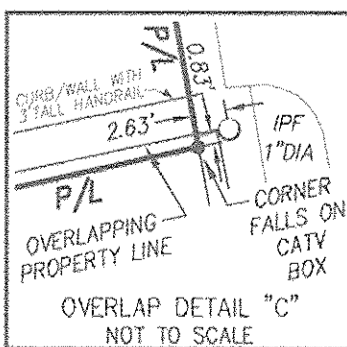
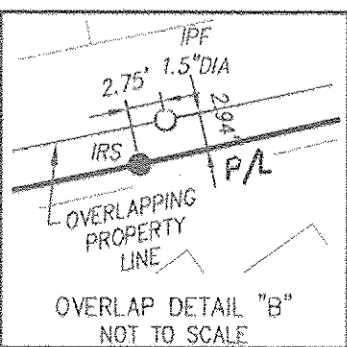
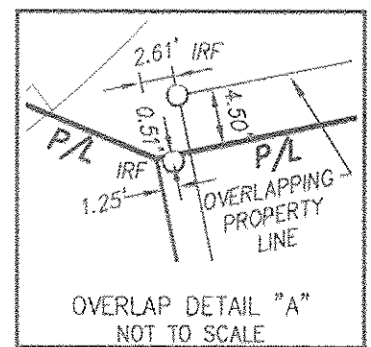
EXISTING PROPERTY LINE  
 (HEREBY EXTINGUISHED)

TAX NO. 434-02-00-002A  
 1222 RICHMOND ROAD

N/F  
 PROMETHEUS INVESTMENTS, INC.  
 CITY GREEN  
 INGRESS/EGRESS AND  
 PARKING EASEMENT  
 TAX PARCEL 434-22-03-A  
 INSTR. #000853  
 INSTR. #093107 (PLAT)  
 INSTR. #092516 (PLAT)  
 INSTR. #090125 (PLAT)

PHASE ONE,  
 CITY GREEN CONDOMINIUMS  
 INSTR. #092516 (PLAT)

N/F  
 CITY GREEN CONDOMINIUM  
 ASSOCIATION, INC.  
 TAX PARCEL 434-22-00-A  
 INSTR. #093107



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

Project Contacts: PCJ/GVC	
Project Number: 9042-05	
Scale: 1"=50'	Date: 06/01/2018
Sheet Number	
3 OF 4	

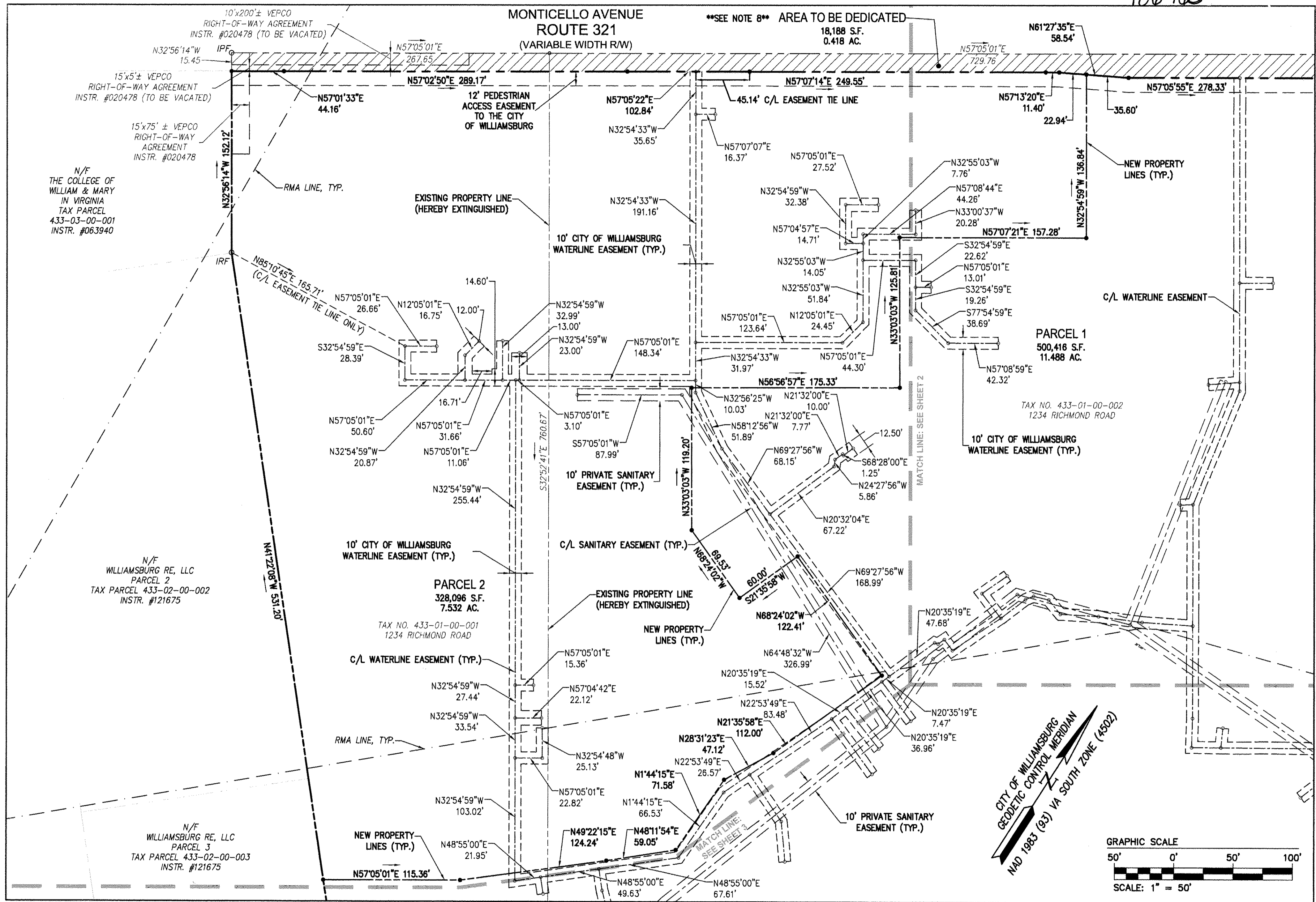
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 Circuit Court: This PLAT was recorded on  
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 MONA A. FOLEY, CLERK

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Rev.	Date	Description	Revised By
			Engelbetho'Connor

P:\Projects\186763\186763.dwg, Plot: 10/25/2018 10:22:28 AM, Title: Auto

186763

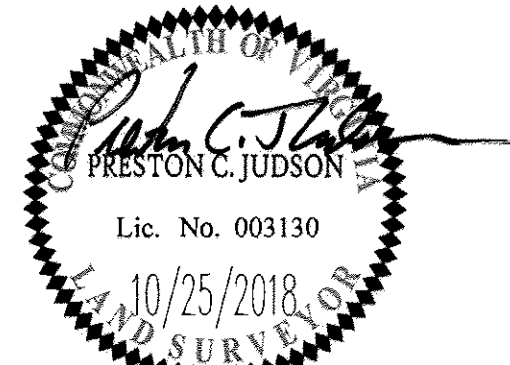


11/20/2018 11:16:11 AM Area Area

City of Williamsburg & County of James City  
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 Clerk Elizabeth O. Connor DC

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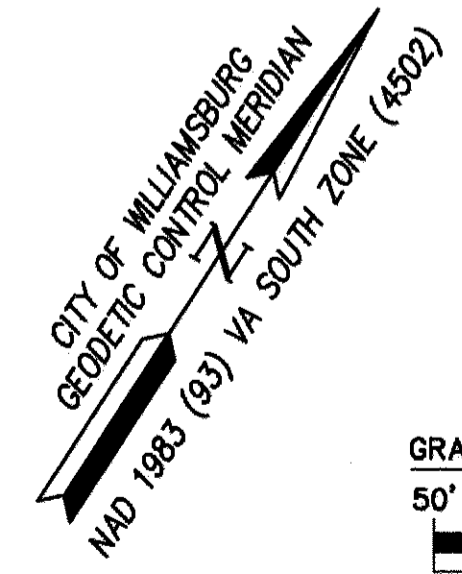
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