

VICINITY MAP
SCALE: 1" = 8000'

GENERAL NOTES:

- COUNTY OF YORK GEODETIC CONTROL MONUMENT #037 IS LOCATED AT THE NORTHEAST INTERSECTION OF PENNIMAN ROAD AND ROUTE 199.
X=12024454.362
Y=3626552.425
ELEV=83.91
- PROPERTY TO BE SUBDIVIDED IS ALL OF TAX ASSESSOR'S PARCEL 11-103 GPIN H14d-3761-1427
- PROPERTY IS CURRENTLY ZONED "IL" LIMITED INDUSTRIAL DISTRICT.
FRONT YARD SETBACK 45'
SIDE YARD SETBACK 10'
REAR YARD SETBACK 10'
- THE PROPERTY AS SHOWN LIES IN ZONES "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510182-0030B, DATED DECEMBER 16, 1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- AREA WITHIN LOTS:
AREA OF RIGHT-OF-WAY DEDICATION: 0.127 ACRES ±
TOTAL AREA SUBDIVIDED: 8.805 ACRES ±
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS AND GAS UTILITY FACILITIES.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

PLAT OF SUBDIVISION
"PENNIMAN ROAD COMMERCE PARK"
PROPERTY OF THE DIGGES COMPANY,
A VIRGINIA CORPORATION

BRUTON DISTRICT COUNTY OF YORK, VIRGINIA
DATE: 10/13/99 SCALE: 1"=100' DRAWN: P.MICHAEL

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994
JOB NO. 8415-1

OWNER'S CONSENT AND DEDICATION

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

John Digges 6/18/00
THE DIGGES COMPANY - JOHN DIGGES, PRES. DATE
A VIRGINIA CORPORATION
William H. Carr 6/14/00
WILLIAM H. CARR, TRUSTEE DATE
CRESTAR BANK, REAL ESTATE FINANCE GROUP

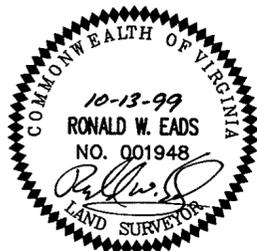
NOTARY: STATE OF VIRGINIA

I, MAN B. SHARP, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 14TH DAY OF JUNE, 2000.
NOTARY PUBLIC: Man B. Sharp
MY COMMISSION EXPIRES MARCH 31, 2002

SURVEYOR'S STATEMENT

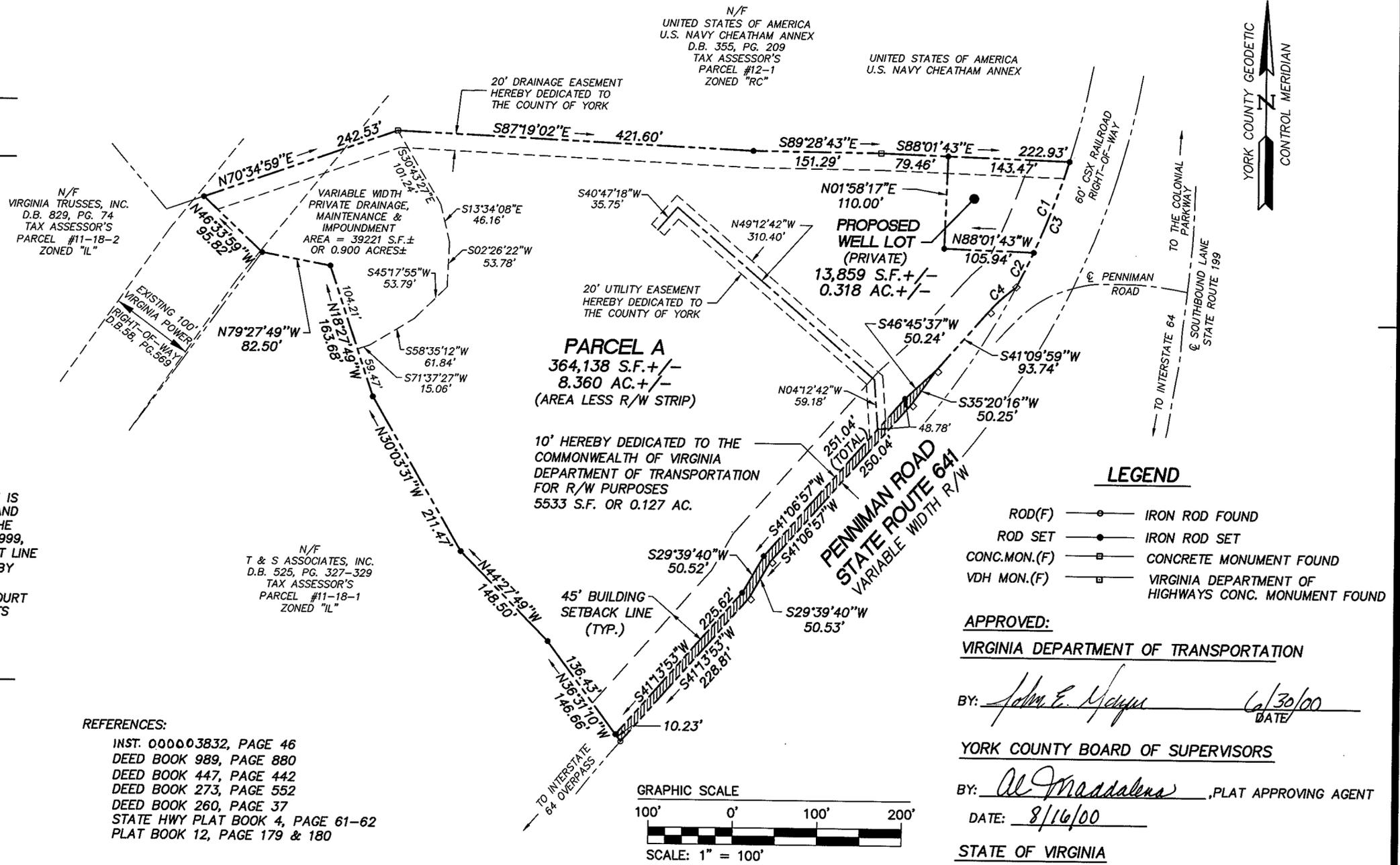
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE DIGGES COMPANY, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM C. LEWIS WALTRIP, II, SOLE TRUSTEE UNDER THE C. LEWIS WALTRIP II LIVING TRUST BY DEED DATED DECEMBER 29, 1999, IN INSTRUMENT #990021280 AT PAGE 178, TOGETHER WITH A CREDIT LINE DEED OF TRUST TO CRESTAR BANK, REAL ESTATE FINANCE GROUP BY DEED DATED JANUARY 31, 2000 IN INST. 000003832 AT PAGE 46. ALL AS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 8, 2001.

Ronald W. Eads
RONALD W. EADS, L.S. #1948 DATE: 10-13-99



WATER:
PROPERTY IS TO BE SERVED BY A PRIVATE WELL APPROVED BY THE HEALTH DEPARTMENT, IN ACCORDANCE WITH WELL CONSTRUCTION PERMIT NO. 199-99-0520.
David S. Zilla
HEALTH DEPARTMENT

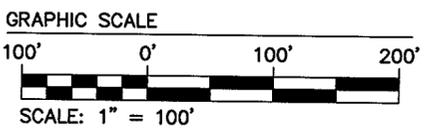
SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



- REFERENCES:
- INST. 000003832, PAGE 46
 - DEED BOOK 989, PAGE 880
 - DEED BOOK 447, PAGE 442
 - DEED BOOK 273, PAGE 552
 - DEED BOOK 260, PAGE 37
 - STATE HWY PLAT BOOK 4, PAGE 61-62
 - PLAT BOOK 12, PAGE 179 & 180

CURVE DATA

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	924.93	07°12'16"	116.30	58.23	116.23	S20°48'43"W
C2	924.93	02°50'54"	45.98	23.00	45.98	S25°50'18"W
C3	924.93	10°03'11"	162.29	81.35	162.08	S22°14'10"W
C4	189.16	13°05'01"	43.20	21.69	43.10	S47°42'29"W



REVD. PER YORK COUNTY COMMENTS - 2/10/00
REVD. OWNER'S/TRUSTEE'S SIGNATURE - 6/8/00

- LEGEND
- ROD(F) — ○ — IRON ROD FOUND
 - ROD SET — ● — IRON ROD SET
 - CONC.MON.(F) — □ — CONCRETE MONUMENT FOUND
 - VDH MON.(F) — ▣ — VIRGINIA DEPARTMENT OF HIGHWAYS CONC. MONUMENT FOUND

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: *John E. Mayne* 6/30/00 DATE

YORK COUNTY BOARD OF SUPERVISORS
BY: *Al Maddalena*, PLAT APPROVING AGENT
DATE: 8/16/00

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 16 DAY OF August, 2000 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 169.
TESTE: *Lynn S. Jenkins*, CLERK
BY: *Stacy White D.C.*