

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET

NOTES:

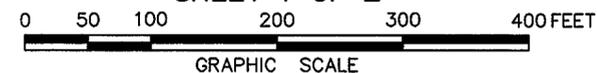
1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
2. YC-033 RESET
E12,014,606.789
N3,626,091.569
3. PROPERTY LIES IN ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0030B, 12/16/88.
4. PROPERTY IS ZONED GB, (GENERAL BUSINESS DISTRICT) AND R13, (SINGLE FAMILY RESIDENTIAL DISTRICT)
5. GB ZONED PROPERTY MINIMUM REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 45'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 10'

6. THE 100 FOOT RPA IS MEASURED FROM THE DITCH BOTTOMS AND NOT THE ACTUAL PROPERTY LINES
7. R13 ZONED PROPERTY MINIMUM REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM SIDE YARD SETBACK = 12.5'
MINIMUM REAR YARD SETBACK = 25'

RESUBDIVISION OF THE
PROPERTY OF
JAMES-YORK PLAZA, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
(D.B.995, P.63)

BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 100' JUNE 30, 2000

SHEET 1 OF 2



THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

SURVEYOR'S CERTIFICATE

THIS PROPERTY WAS CONVEYED TO JAMES YORK PLAZA SHOPPING CENTER, INC., NOMINEE FOR JAMES YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP BY DOMINION BANK OF GREATER HAMPTON ROADS BY DEED DATED MAY 5, 1987 AND RECORDED IN DEED BOOK 481, PAGE 246 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

AND TO JAMES YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP BY PHILIP RICHARDSON COMPANY, INC., A VIRGINIA CORPORATION BY DEED DATED OCTOBER 14, 1988 AND RECORDED IN DEED BOOK 533, PAGE 522 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

AND TO JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY PHILIP O. RICHARDSON, MARY N. RICHARDSON, ROBERT S. HORNSBY AND LOIS S. HORNSBY BY DEED DATED APRIL 15, 1969 AND RECORDED IN DEED BOOK 218, PAGE 686 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

AND TO JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY WILLIAMSBURG PLAYERS, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED MARCH 24, 1986 AND RECORDED IN DEED BOOK 442, P.422 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN 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 AFORESAID PROPERTIES ARE IN THE NAME OF JAMES-YORK PLAZA, L.L.C., FORMERLY JAMES YORK PLAZA, A VIRGINIA GENERAL PARTNERSHIP AND WERE ACQUIRED FROM JAMES-YORK PLAZA SHOPPING CENTER, INC., A VIRGINIA CORPORATION BY DEED OF CONFIRMATION DATED JULY 29, 1993 AND RECORDED IN DEED BOOK 995, PAGE 63 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 2001.

SIGNED: C.E. Newbaker, III DATE: 12-6-2000
C.E. NEWBAKER, III L.S.# 1380



AREA OF RESUBDIVISION = 1,564,923± SQ.FT. OR 35.926± ACRES
AREA TO BE CONVEYED TO COMMONWEALTH OF VIRGINIA = 9,496 SQ.FT. OR 0.218 ACRE
TOTAL RESUBDIVIDED AREA = 36.144± ACRES

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT 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.

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 COUNTY'S 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 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.

OWNER'S CONSENT

THE VACATION AND SUBDIVISION OF THE PROPERTY LINES AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

JAMES-YORK PLAZA, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: **AMY-SHU, INC., MANAGER**

BY: Marc A. Shook DATE: 12-8-00
MARC A. SHOOK, PRESIDENT

BY: **STOKES PROPERTIES, L.L.C., MANAGER**

BY: J.R. Stokes DATE: 12-8-00
J.R. Stokes Authorized Agent

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

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID 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 ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND THIS 8th DAY OF December, 2000

Sanna Anne Jensen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/21/03

THE VACATION AND SUBDIVISION OF THE PROPERTY LINES AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

CHARLES D. ROBISON, III AND LAWRENCE N. SMITH, TRUSTEES
FOR RESOURCE BANK
(D.B.1052, P.652; NOVEMBER 13, 1998)(INSTR. NO. 000012294; AUGUST 25, 2000)

BY: Charles D. Robison, III DATE: 12-7-00
CHARLES D. ROBISON, III OR LAWRENCE N. SMITH
EITHER OF WHOM MAY SIGN

STATE OF VIRGINIA, COUNTY/CITY Virginia Beach, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND THIS 7th DAY OF December, 2000

Debra N. Pennington
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/28/03

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 2/1/01

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 9 DAY OF Feb, 2001, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 238.

TESTE: Lynn S. Jenkins
CLERK

BY: Stacy White D.C.

PROPERTIES ARE ASSESSOR'S PARCELS 10-00-00-036 AND 10-02-00-001.

PROPERTIES ARE GPIN No's F14d-4110-2082 AND F14d-3620-1799.