

VICINITY MAP: 1" = 2000'

NOTES:

1. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

2. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.120 IS LOCATED AT THE INTERSECTION OF STATE ROUTES 17 & 171. X=12078735.772 Y=3572959.931

3. THE PROPERTY CONTAINS TAX PARCEL NUMBER: NO. 36A(2)-35 GPIN S03B-3140-4461

4. THIS PROPERTY ZONED GB (GENERAL BUSINESS DISTRICT).

BUILDING SETBACKS:

FRONT YARD	=	45'
SIDE YARD	=	10'
REAR YARD	=	10'
MAX BLDG. HEIGHT	=	50'

5. THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.

6. 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.

7. 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 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.

UTILITIES NOTES

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

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

OWNER'S CONSENT FOR PARCEL 36A-(2)-35

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. OVERYORK, LLC A VIRGINIA LIMITED LIABILITY COMPANY

Jeffrey F. Benson 6/1/01
JEFFREY F. BENSON, MANAGER MEMBER DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA

I, Brandi Leigh Lynch, A NOTARY PUBLIC IN AND FOR THE City OF Newport News VIRGINIA, DO HEREBY CERTIFY THAT JEFFREY F. BENSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 1 DAY OF June, 2001.

Brandi Leigh Lynch
NOTARY PUBLIC

MY COMMISSION EXPIRES 05-31-2005.

AREA TABLE

AREA OF PARCEL A	=	1.223 ACRES
AREA OF PARCEL B	=	1.186 ACRES
TOTAL SUBDIVIDED AREA	=	2.409 ACRES

SUBDIVISION OF THE PROPERTY OF
OVERYORK, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 05/30/01 SHEET 1 OF 2 SCALE: 1"=50'
PROJECT NO: 31049.00 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
11832 Rock Landing Drive, Suite 203
Newport News, Virginia 23606
(757) 873-3386 • FAX (757) 873-0757

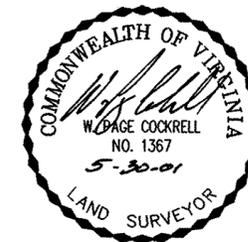
SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000 FEET.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS OWNED AS FOLLOWS: PARCEL 36A(2)-35 IS IN THE NAME OF OVERYORK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED BY DEEDS FROM BB&T DATED DECEMBER 29, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AT INSTRUMENT NO. 990021243, FROM COMMONWEALTH INFORMATION SERVICES, INC. BY DEED DATED MARCH 2, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AT INSTRUMENT NO. 000008647, AND FROM HAROLD L. AND JANIS B. CROFT DATED JULY 27, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AT INSTRUMENT NO. 000010118.

I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2001.

W. Page Cockrell 5/30/01
W. PAGE COCKRELL DATE
LAND SURVEYOR



APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 6/28/01

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 28th DAY OF June, 2001. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 311

TESTE: Lynn S. Jenkins 3:30
CLERK
BY: [Signature]