

VICINITY MAP

1"=2000'

ADC PERMITTED USE NO. 20203118

OWNER'S CONSENT

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES. VIRGINIA ELECTRIC AND POWER CO.

*Jimmy D. Staton* 3/5/04  
SIGNATURE DATE  
JIMMY D. STATON SR. VICE PRESIDENT - OPERATIONS

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: VERGENA  
CITY/COUNTY OF RICHMOND  
I, (PRINT) Jim Jenkins A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO  
HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS  
SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED  
THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.  
GIVEN UNDER MY NAME THIS 5th DAY OF  
MARCH 2004. MY COMMISSION EXPIRES  
10-31-07

*J. Jenkins*  
(SIGNATURE)

TRUSTEES CONSENT

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES. DEED OF TRUST DATED 2/1/97 IS RECORDED IN D.B. 941, PG. 710 AND IS A SUPPLEMENT TO A DEED OF TRUST RECORDED IN D.B. 343, PG. 24. JP MORGAN CHASE BANK

*Timothy E. Burke* 3/11/04  
SIGNATURE OF TRUSTEE DATE  
Timothy E. Burke Vice President  
NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF: New York  
CITY/COUNTY OF New York  
I, (PRINT) Priscilla So A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO  
HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS  
SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED  
THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.  
GIVEN UNDER MY NAME THIS 11th DAY OF  
MARCH 2004. MY COMMISSION EXPIRES  
November 3, 2007

*Priscilla So*  
(SIGNATURE)

NOTES:

- THIS PROPERTY IS ZONED IG (GENERAL INDUSTRIAL DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
- MERIDIAN IS BASED UPON YORK CO. GEODETIC CONTROL MONUMENTS.
- PROPERTY TAX PARCEL 24-00-00-204 PROPERTY GPIN #R08A-2224-3788  
TOTAL SUBDIVIDED AREA - 75.2429 AC.  
PARCEL 6 - 23.6245 AC.  
RESIDUAL AREA - 51.6184 AC.
- WATER & SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER TO BE PROVIDED BY THE CITY OF NEWPORT NEWS & PUBLIC SEWER IS TO BE PROVIDED BY YORK COUNTY.
- THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510182 0036B DATED 12-16-88.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA.
- NEAREST YORK COUNTY MONUMENT LIES IN THE SOUTHERN END OF THE NORTHERN GRASS MEDIAN OF RTE 17 AT THE INTERSECTION OF RTE 173 AND RTE 17.  
COORDINATES FOR MON. 068 IN U.S. SURVEY FEET:  
NORTHING: 3592923.597  
EASTING: 12072854.407
- LIMITS OF WETLANDS SHOWN ARE PER FIELD DELINEATION BY LANDMARK DESIGN GROUP, INC. AND HAVE BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
- BUILDING SETBACK REQUIREMENTS FOR GENERAL INDUSTRIAL DISTRICT:  
FRONT YARD - 50'  
SIDE YARD - 15'  
REAR YARD - 15'

SUBDIVISION OF YORK RIVER COMMERCE PARK PARCEL 6

NELSON DISTRICT YORK COUNTY, VIRGINIA  
DATE: 02/26/04 SCALE: AS SHOWN  
SHEET 1 OF 3



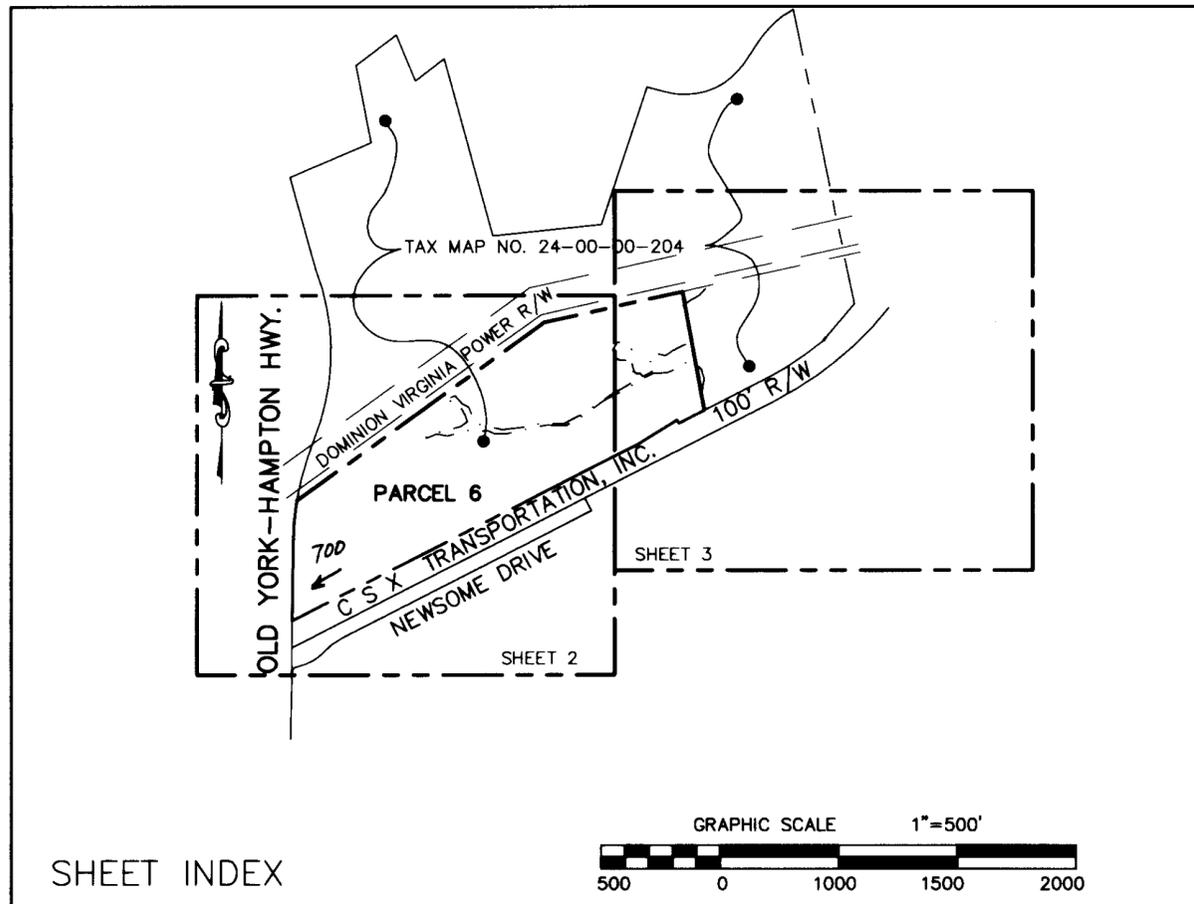
Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA 23188  
(757) 253-2975 FAX: (757) 229-0049

AREA TABULATION

77.0729 ACRES P.B. 8, PG. 439  
-1.83 ACRES TAKEN FOR RIGHT OF WAY,  
D.B. 708, PG. 630  
75.2429 ACRES

LEGEND

- IRON ROD TO BE SET
- IRF IRON ROD FOUND
- CMF CONCRETE MONUMENT FOUND



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: VIRGINIA ELECTRIC AND POWER CO. AND WAS ACQUIRED FROM AMOCO OIL COMPANY BY DEED DATED JULY 24, 1980 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 342 PAGE 586.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JAN. 31, 2004.

2-26-04  
DATE PETER FARRELL, LS 002036



APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al. Maddalena*  
PLAT APPROVING AGENT

4/29/04  
DATE:

STATE OF VIRGINIA, COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 4th DAY OF May 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW 12:56 pm DIRECTS AS INSTRUMENT NO. 040009182

TESTE: *Lynn S. Jenkins*  
CLERK

BY: *Shelia Cooper D.C.*

2004/05/04 12:56:57

1980079-003.01 YRCP Virtual Shell Plat Yrcc - shell - subdplat.dwg