

**PRIMARY GEODETIC CONTROL MONUMENTS**

- 059 COORDINATES—U.S.SURVEY FEET—  
12,069,041.487(E); 3,598,848.801(N)
- 067 COORDINATES—U.S.SURVEY FEET—  
12,070,881.870(E); 3,595,939.553(N)

NOW OR FORMERLY  
652 L.L.C.  
(INSTR. NO. 020005457)  
(INSTR. NO. 020005106)  
ZONED RMF  
TAX MAP # 24-78-00-001

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.

NOW OR FORMERLY  
BALSORA, L.L.C.  
(INSTR. NO. 020018525)  
(INSTR. NO. 020005106)  
ZONED GB  
TAX MAP # 24-78-00-002

SUBDIVISION OF  
**PARCEL 2,**  
PROPERTY OF  
**MEMORIAL HIGHWAY ASSOCIATES, LTD.**  
NELSON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE : 1" = 100' DATE : 24 JANUARY 2003  
**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY - SUITE "G"  
YORKTOWN, VIRGINIA 23693

**VICINITY MAP**

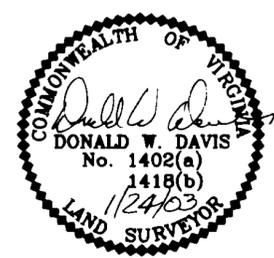
SCALE : 1" = 2,000'

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.  
MEMORIAL HIGHWAY ASSOCIATES, LTD.  
A VIRGINIA GENERAL PARTNERSHIP

BENNETT STEIN - VICE PRESIDENT OF  
MENCO OF VIRGINIA, INC.,  
A VIRGINIA CORPORATION

NOTARY PUBLIC FOR OWNERS  
STATE OF VIRGINIA TO WIT:  
I, DOROTHY A. BAILEY, A NOTARY PUBLIC IN  
AND FOR THE CITY OF NEWPORT NEWS 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 26<sup>th</sup> DAY OF April, 2004

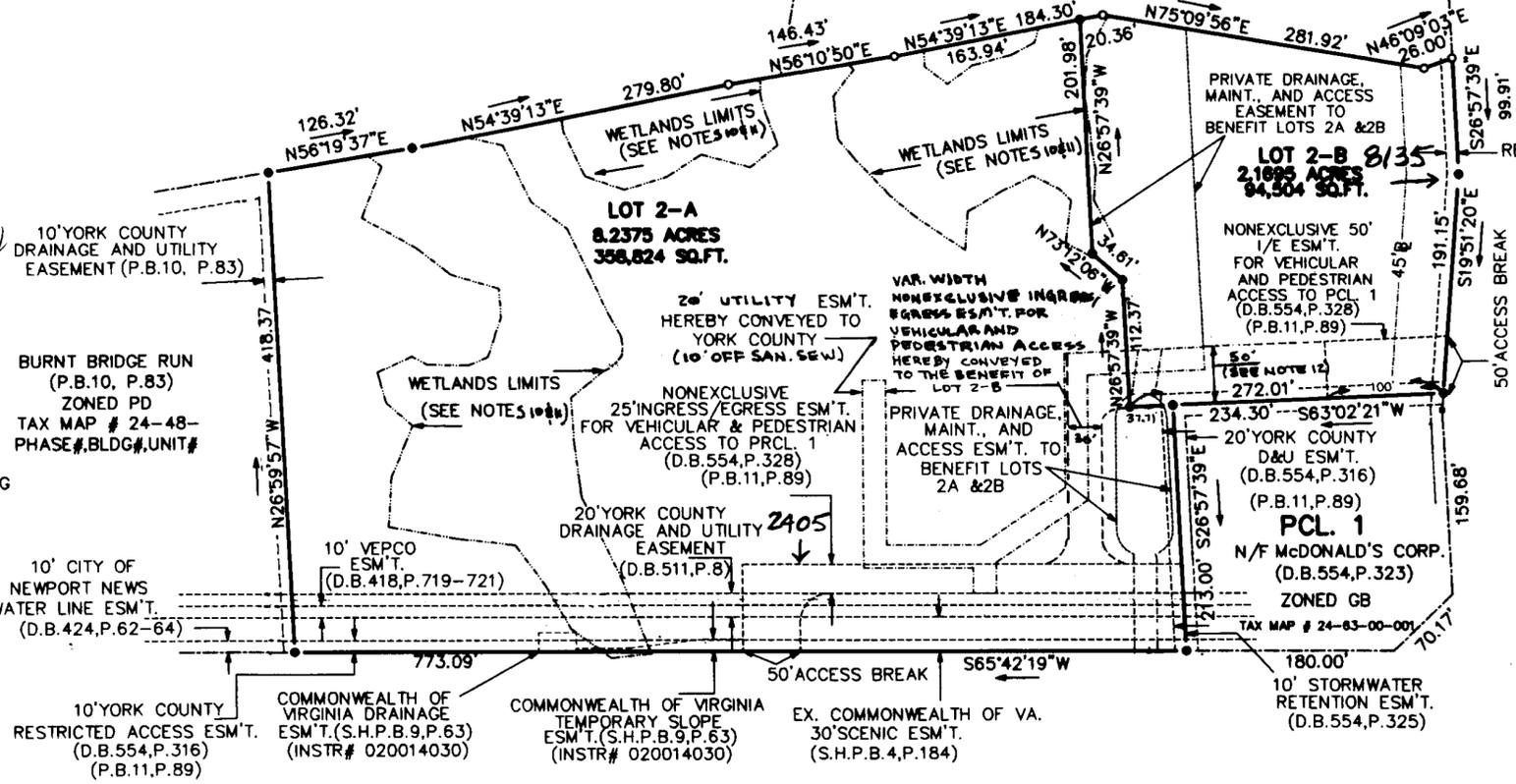
Dorothy A. Bailey  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/30/2008



**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL  
THE REQUIREMENTS 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  
MEMORIAL HIGHWAY ASSOCIATES, LTD.,  
A VIRGINIA GENERAL PARTNERSHIP,  
AND WAS ACQUIRED FROM SEVENTEEN EIGHTY  
ONE, INCORPORATED, A VIRGINIA CORPORATION,  
BY DEED DATED DECEMBER 30, 1986, AND DULY  
RECORDED IN DEED BOOK 476, PAGE 358,  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN  
ON THIS PLAT WILL BE SET ON OR BEFORE 30 DECEMBER 2004.  
Donald W. Davis 1/24/03  
DONALD W. DAVIS DATE



**FORT EUSTIS BOULEVARD STATE ROUTE 105**  
(100' R/W)

- NOTES:**
1. ZONE : GB (GENERAL BUSINESS)  
SETBACKS:  
FRONT - 45'  
SIDE - 10'  
REAR - 10'  
MAX BLDG. HEIGHT - 50'
  2. PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ACT & DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA OR THE RESOURCE MANAGEMENT AREA.
  3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE : DECEMBER 16, 1988.
  4. THE GPIN FOR THE PROPERTY SHOWN HEREON IS Q08B-3381-4000.
  5. THE TAX MAP NUMBER FOR THE PROPERTY SHOWN HEREON IS 24-63-00-002.
  6. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
  7. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.
  8. PROPERTY SHOWN HEREON LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
  9. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
  10. WETLANDS LIMITS SHOWN HEREON DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP ON NOVEMBER 13, 2002, AND APRIL 24, 2003.
  11. WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY ACROSS ALL DELINEATED WETLANDS.
  12. NONEXCLUSIVE 5' INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS HEREBY CONVEYED TO BENEFIT LOT 2-A.

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 OWNERS LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT 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.

**- SYMBOLS -**

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES IRON ROD FOUND

**GEORGE WASHINGTON  
MEMORIAL HIGHWAY  
U.S. ROUTE 17**  
(VARIABLE WIDTH R/W)

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 6/21/04

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT  
COURT FOR THE COUNTY OF YORK THE 22<sup>nd</sup>  
DAY OF June 2004, THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS AS INSTRUMENT # 04001296

TESTE: Lynn S. Jenkins  
CLERK  
BY: Archie M. Chism, DC

TOTAL SUBDIVDED AREA = 453,328 SQ.FT. OR 10.4070 ACRES