



COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20605142  
VICINITY MAP SCALE: 1"=2000'

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS.  
THE DIGGES COMPANY, A VIRGINIA CORPORATION

*John J. Digges* Nov 5 06  
SIGNATURE DATE  
NAME PRINTED (JOHN J. DIGGES) TITLE (OWNER)

CITY OF JAMES CITY COUNTY  
STATE OF VIRGINIA

I, Marianne G. Yoder, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

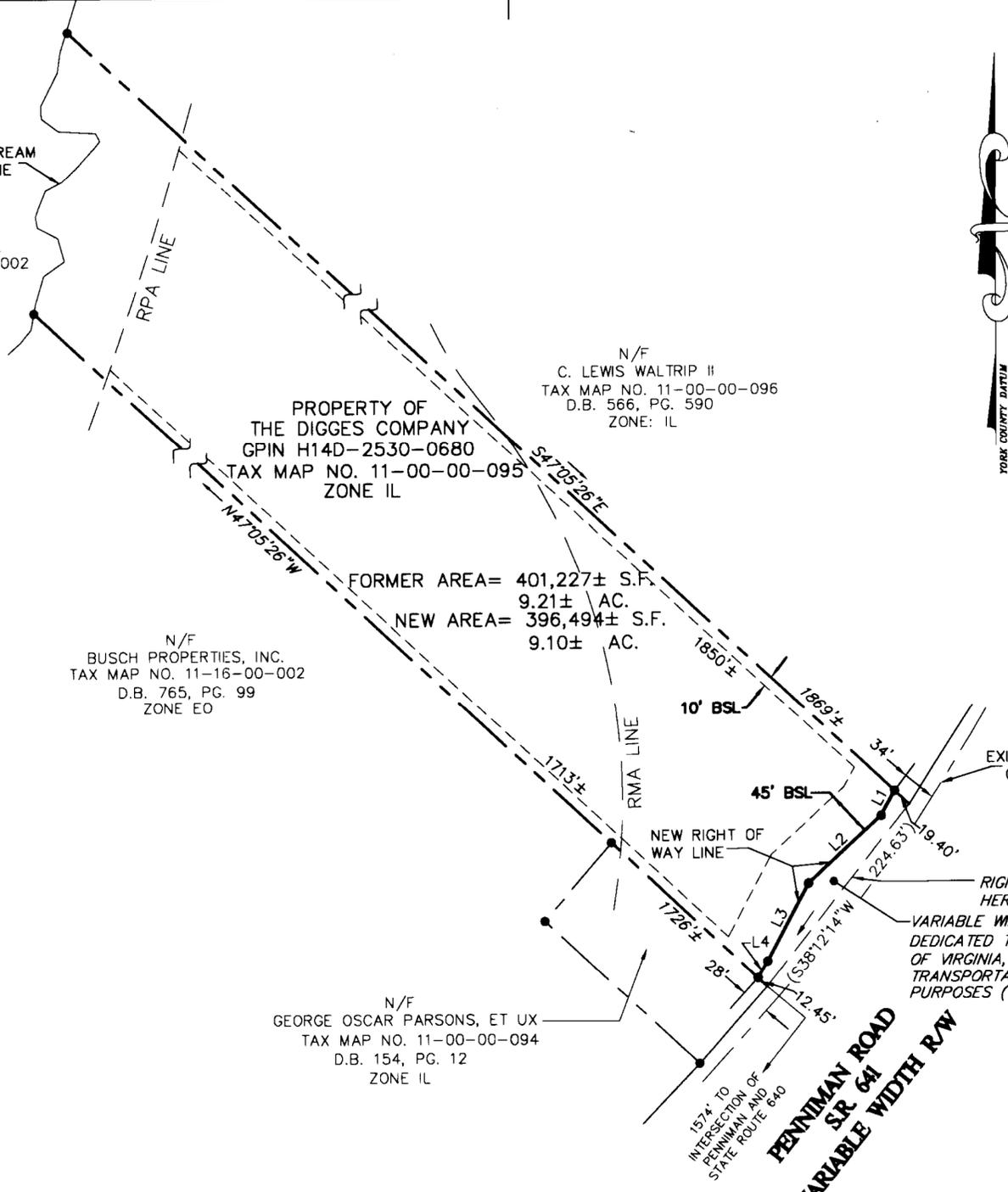
GIVEN UNDER MY HAND THIS 5 DAY OF November 2006.  
NOTARY PUBLIC Marianne G. Yoder  
MY COMMISSION EXPIRES: 31 Sep 08

THIS RIGHT OF WAY DEDICATION IS HEREBY ACCEPTED.

*Al Madalena* 11/07/06  
VIRGINIA DEPT. OF TRANSPORTATION DATE

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 ON THIS PLAT IS IN THE NAME OF THE DIGGES COMPANY, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM GREENSPRINGS PLANTATION INC. BY DEED DATED MAY 6, 2004 AND DULY RECORDED AS INSTRUMENT NO. 040011528 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 31, 2007.

*Peter Farrell* 10/31/06  
PETER FARRELL, LAND SURVEYOR DATE



LINE	LENGTH	BEARING
L1	27.46'	S28°31'36\"W
L2	96.85'	S47°18'12\"W
L3	85.25'	S27°59'17\"W
L4	18.77'	S30°31'31\"W

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10 ET SEQ.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THE RESOURCE PROTECTION AREA (RPA) BOUNDARY HAS NOT BEEN FIELD VERIFIED BUT WILL BE REQUIRED TO DO SO PRIOR TO FUTURE DEVELOPMENT OF THE PROPERTY.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE WATERSHED MANAGEMENT PROTECTION OVERLAY DISTRICT SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

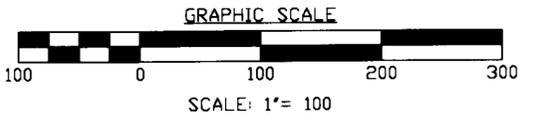
THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEMA - NFIP COMMUNITY PANEL 510182-0030B DATED DECEMBER 16, 1988.

VARIABLE WIDTH STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR RIGHT-OF-WAY PURPOSES (4,733 S.F.)

FLAT OF  
RIGHT-OF-WAY DEDICATION  
PROPERTY OF  
THE DIGGES COMPANY  
LOCATED IN  
BRUTON DISTRICT YORK COUNTY, VIRGINIA  
DATE: AUGUST 02, 2006  
REVISED OCTOBER 31, 2006



4029 Ironbound Road  
Suite 100  
Williamsburg, VA 23188  
Tel. (757) 253-2875  
Fax (757) 229-0048  
Email: lmdg@landmarkdgb.com  
  
5544 Greenwich Road  
Suite 200  
Virginia Beach, VA 23462  
Tel. (757) 473-2000  
Fax (757) 497-7933  
Email: limg@landmarkdg.com



- LEGEND
- MONUMENTS TO BE SET
  - IRON RODS TO BE SET
  - MONUMENTS FOUND
  - IRON PIPES FOUND
  - — BSL BUILDING SETBACK LINE

AREA SUMMARY  
FORMER AREA= 401,227± S.F.  
AREA OF R/W DEDICATION= 4,733 S.F.  
NEW AREA= 396,494± S.F.

NOTE:  
THE PROPERTY SHOWN HEREON IS ZONED IL (LIMITED INDUSTRIAL DISTRICT).

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD 45'  
SIDE YARD 10'  
REAR YARD 10'

THIS PROPERTY IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.

REFERENCES:

INSTRUMENT NO. 040011528  
INSTRUMENT NO. 000004449  
D.B. 154, PG. 12  
D.B. 317, PG. 444  
P.B. 11, PG 686  
D.B. 566, PG. 590

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Al Madalena*  
PLAT APPROVING AGENT  
DATE: 12/13/06

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 14th DAY OF Dec 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INST. NO. 060030820 11:44AM  
TESTE: *Lynn S. Jenkins*  
CLERK  
BY: *Al Madalena*