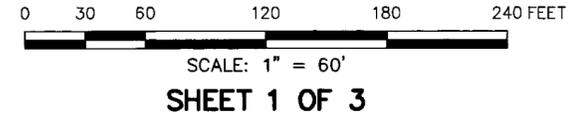


- LEGEND:**
- DENOTES MONUMENT SET
  - DENOTES PIN SET
  - DENOTES PIN, PIPE, OR MONUMENT FOUND
  - (N63°26'36"W) (370.30') — DENOTES PROPERTY LINE HEREBY VOIDED.

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0035B, DECEMBER 16, 1988.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED R13, (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
4. OPEN SPACE CLUSTER MINIMUM LOT REQUIREMENTS:  
FRONT SETBACK = 30'  
MINIMUM SIDE YARD SETBACK = 10'  
MINIMUM REAR YARD SETBACK = 20'
5. THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
6. COMMON AREAS SHALL BE CONVEYED TO THE MAGNOLIA PARK HOMEOWNERS' ASSOCIATION.
7. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

**SUBDIVISION PLAT**  
*Magnolia Park*  
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
JANUARY 22, 2007

*C.E. Newbaker*  
SURVEYING & PLANNING, INC.  
P.O. BOX 1298  
YORKTOWN, VA. 23692  
PH#: 757-240-2562  
CELL: 757-509-0317



THE PLATTING OF THE SUBDIVISION 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.

MAGNOLIA PARK, L.L.C.,  
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNED: [Signature] DATE: 10/10/07  
JOHN P. WRIGHT, MANAGER

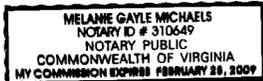
STATE OF VIRGINIA, COUNTY OR CITY OF Portsmouth, TO WIT:

I, Melanie Gayle Michaels, 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.

GIVEN UNDER MY HAND THIS 15<sup>th</sup> DAY OF October, 2007

Melanie Gayle Michaels  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-28-09



NEW SOUTH FEDERAL SAVINGS BANK  
INSTR.#060018231; JULY 28, 2006

SIGNED: [Signature] DATE: 10/8/07  
CHRISTOPHER E. VINYARD OR THOMAS E. duB. FAULS  
TRUSTEES, EITHER OF WHOM MAY ACT

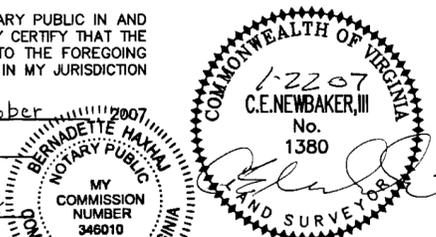
STATE OF VIRGINIA, COUNTY OR CITY OF Richmond, TO WIT:

I, Bernadette Huxhaj, 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.

GIVEN UNDER MY HAND THIS 8<sup>th</sup> DAY OF October, 2007

Bernadette Huxhaj  
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 31, 2008



**SURVEYOR'S CERTIFICATE**

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'.

TAX PARCELS 17-00-00-063 & 17-00-00-072

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF MAGNOLIA PARK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MID-ATLANTIC COMMUNITIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JULY 25, 2006 AND RECORDED AS INSTRUMENT NO. 060018230 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2007.

SIGNED: [Signature] DATE: 1-22-07  
C.E. NEWBAKER, III L.S.# 1380

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	2045.00'	00°32'09"(LT)	19.12'	9.56'	19.12'	N06°56'16"E
2	2045.00'	00°41'37"(LT)	24.76'	12.38'	24.76'	N06°19'23"E
3	1955.00'	02°23'36"(RT)	81.66'	40.84'	81.65'	N07°10'22"E
4	25.00'	96°15'02"	42.00'	27.89'	37.23'	S40°55'11"E
5	250.00'	31°59'00"	139.55'	71.65'	137.75'	N74°57'49"E
6	450.00'	07°52'33"	61.86'	30.98'	61.81'	N62°54'35"E
7	25.00'	81°27'22"	35.54'	21.52'	32.62'	N26°07'10"E
8	325.00'	21°16'42"	120.70'	61.05'	120.01'	N03°58'10"W
9	52.00'	250°02'33"	226.94'	-	-	-
10	25.00'	79°20'12"	34.62'	20.73'	31.92'	S37°02'38"W
11	275.00'	11°59'03"	57.52'	28.87'	57.42'	S08°36'59"E
12	25.00'	86°26'52"	37.72'	23.50'	34.24'	S57°49'57"E
13	450.00'	12°38'43"	99.32'	49.86'	99.11'	N85°15'59"E
14	500.00'	04°21'31"	38.04'	19.03'	38.03'	S86°13'55"E
15	25.00'	89°46'08"	39.17'	24.90'	35.28'	N39°10'05"W
16	450.00'	04°21'31"	34.23'	17.12'	34.22'	N86°13'55"W
17	400.00'	32°37'02"	227.71'	117.03'	224.65'	S75°16'50"W
18	300.00'	31°59'00"	167.46'	85.98'	165.30'	S74°57'49"W
19	25.00'	104°01'47"	45.39'	32.02'	39.41'	S38°56'25"W
20	300.00'	10°05'03"	52.80'	26.47'	52.73'	S18°07'00"E
21	300.00'	16°24'49"	85.94'	43.27'	85.65'	S14°57'07"E
22	275.00'	31°59'00"	153.51'	78.81'	151.52'	N74°57'48"E
23	425.00'	32°37'02"	241.94'	124.35'	238.69'	N75°16'49"E
24	475.00'	04°21'31"	36.13'	18.08'	36.12'	S86°13'54"E
25	300.00'	11°36'54"	60.82'	30.51'	60.71'	N08°48'04"W
26	100.00'	46°25'18"	81.02'	42.88'	78.82'	N20°13'02"E

**STATISTICAL DATA:**

TAX PARCEL 17-00-00-063 = 531,207 SQ.FT. OR 12.195 AC.  
TAX PARCEL 17-00-00-072 = 117,220 SQ.FT. OR 2.691 AC.  
TOTAL SUBDIVIDED AREA = 648,427 SQ.FT. OR 14.886 ACRES  
AREA OF LOTS = 311,572 S.F. OR 7.152AC.  
AREA OF DOGWOOD ROAD RIGHT-OF-WAY DEDICATION = 13,898 SQ.FT. OR 0.319 AC.  
AREA OF MAPLE ROAD RIGHT-OF-WAY DEDICATION = 2,004 S.F. OR 0.046 AC.  
AREA OF FOSTER ROAD RIGHT-OF-WAY DEDICATION = 42,731 S.F. OR 0.981 AC.  
AREA OF CHENNAULT CIRCLE RIGHT-OF-WAY DEDICATION = 18,159 S.F. OR 0.417 AC.  
AREA OF ON SITE RIGHT-OF-WAY DEDICATION = 60,890 S.F. OR 1.398 AC.  
TOTAL AREA OF RIGHT-OF-WAY DEDICATION = 76,792 S.F. OR 1.763 AC.  
COMMON AREA "A" = 198,576 S.F. OR 4.559 AC.  
COMMON AREA "B" = 61,487 S.F. OR 1.412 AC.  
TOTAL COMMON AREA = 260,063 S.F. OR 5.971 AC.

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 TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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 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.

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY 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.

APPROVED:  
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature] DATE: 11/20/07

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] DATE: 2/13/08  
PLAT APPROVING AGENT

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 21<sup>ST</sup> DAY OF Feb, 2007, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 080003187

TESTE: Lynn S. Mendibur  
CLERK

BY: [Signature]

PROPERTY IS TAX PARCEL NUMBER:  
17-00-00-063; GPIN: M11D-4517-2460  
17-00-00-072; GPIN: M11B-4830-2719

PLAT INSTRUMENT # 080003187