

OWNER'S CONSENT

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 3/29/01
 JEFFREY F. BENSON, MANAGER MEMBER DATE

CERTIFICATE OF NOTARIZATION

COMMONWEALTH OF VIRGINIA
 I, *Brandi Leigh Lynch*, A NOTARY PUBLIC IN AND FOR THE County of *York*, VIRGINIA, DO HEREBY CERTIFY THAT JEFFREY F. BENSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 29 DAY OF *March*, 2001.

Brandi Leigh Lynch
 NOTARY PUBLIC
 MY COMMISSION EXPIRES May 31, 2005.

PLAT SHOWING
 RIGHT-OF-WAY DEDICATION
OVERYORK, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 TO
VIRGINIA DEPARTMENT OF TRANSPORTATION
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 PROJECT: WAL-MART

DATE: 03/28/01 SHEET 1 OF 1 SCALE: 1"=50'
 PROJECT NO: 30927.00 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

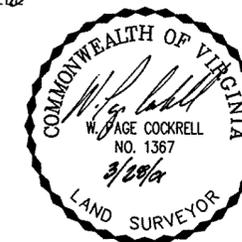
SURVEYOR'S CERTIFICATION

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 RIGHT-OF-WAY DEDICATION IS OWNED AS FOLLOWS: PARCEL 36(2)-33 IS IN THE NAME OF OVERYORK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM LH OF VA, LC BY DEED DATED MARCH 2, 2001 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA AS INSTRUMENT NO. 010002775.

I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE JUNE 30, 2001.

W. Page Cockrell 3/28/01
 W. PAGE COCKRELL DATE
 LAND SURVEYOR



LEGEND

- PIN SET
- MONUMENT SET

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 6/27/01

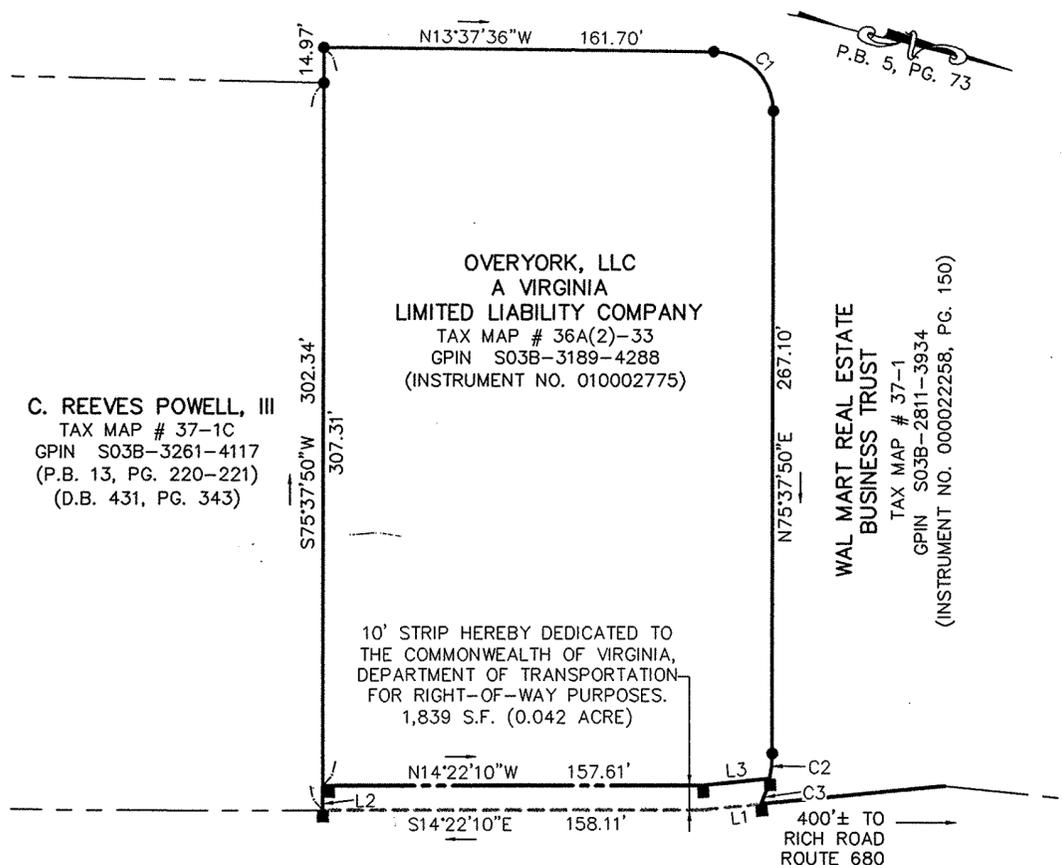
STATE OF VIRGINIA COUNTY OF YORK

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 316

TESTE: *Lynn S. Jenkins*
 CLERK
 BY: *[Signature]*

WAL MART REAL ESTATE BUSINESS TRUST

TAX MAP # 37-1
 GPIN S03B-2811-3934
 (INSTRUMENT NO. 000022258, PG. 150)



OVERYORK, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 TAX MAP # 36A(2)-33
 GPIN S03B-3189-4288
 (INSTRUMENT NO. 010002775)

C. REEVES POWELL, III
 TAX MAP # 37-1C
 GPIN S03B-3261-4117
 (P.B. 13, PG. 220-221)
 (D.B. 431, PG. 343)

10' STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES. 1,839 S.F. (0.042 ACRE)

GEORGE WASHINGTON MEMORIAL HIGHWAY

U. S. ROUTE 17
 (160' R/W)

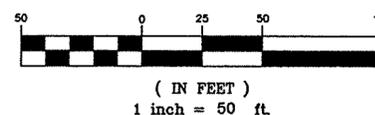
CURVE DATA TABLE

NUMBER	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	25.00'	89°15'26"	38.95'	24.68'	35.13'	N31°00'07"E
C2	50.00'	11°56'54"	10.43'	5.23'	10.41'	N81°36'17"E
C3	50.00'	12°33'47"	10.96'	5.50'	10.94'	S86°08'23"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S20°04'48"E	23.86'
L2	S75°37'50"W	10.00'
L3	N20°04'48"W	27.80'

GRAPHIC SCALE



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)-33 GPIN S03B-3189-4288

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.

AREA TABLE

ORIG. AREA OF PARCEL	= 1.347 ACRES
AREA OF R/W DEDICATION	= 0.042 ACRE
NEW AREA OF PARCEL	= 1.305 ACRES

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,