

DRAWN BY: MSW DATE: 11/04/02
 DRAFT. CHK: HF DATE: 11/04/02
 COMP. CHK: MSW DATE: 11/04/02
 DEPT. HEAD: HF DATE: 11/04/02
 PROJECT NO: 021042B
 SCALE: 1"=50'

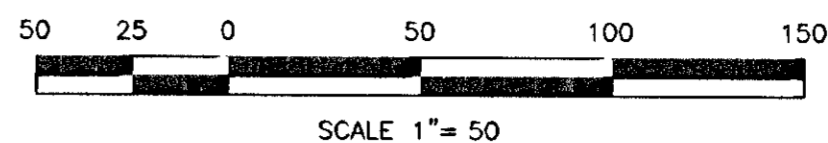
LEGEND

- PIN (SET)
- PIN (FOUND)
- MONUMENT (SET)
- MONUMENT (FOUND)
- PIPE (SET)
- PIPE (FOUND)
- ◆ NAIL (SET)
- ◆ NAIL (FOUND)

---RMA--- RESOURCE MANAGEMENT AREA

EXISTING YORK COUNTY
 10' DRAINAGE AND
 UTILITY EASEMENT
 (P.B. 9, PG. 433)

NOW OR FORMERLY
 PROPERTY OF
 HALMARC INDUSTRIES INC.
 ASHE INDUSTRIAL PARK
 LOT 10
 TAX PARCEL 37-13-01-010
 GPIN #S03b-4472-3747
 (P.B. 9 PG. 433)



**PLAT OF PROPERTY LINE ADJUSTMENT
 AND
 RIGHT-OF-WAY DEDICATION**
 PROPERTY OF
 CREATIVE COMMONS, L.L.C.,
 A KANSAS LIMITED LIABILITY COMPANY
 INSTRUMENT NO. LR020024986
 SHEET 1 OF 1
 DECEMBER 20, 2002
 BETHEL DISTRICT - YORK COUNTY, VIRGINIA



ARCHITECTURE • ENGINEERING • CONSTRUCTION SURVEYORS
 100 LANDMARK SQUARE, VIRGINIA BEACH, VA 23452
 PHONE: (757) 340-5055 • FAX: (757) 422-3790

NOTES:

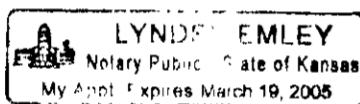
1. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
2. REFERENCE: YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT STATION NO. 120. DISK IN CONCRETE SET AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTE 17 AND ROUTE 171.
 U.S. SURVEY FEET-
 X=12078735.772
 Y=3572959.931
3. SUBJECT PROPERTY IS
 TAX PARCEL #37-00-00-046 GPIN #S03b-3847-3587
 TAX PARCEL #37-00-00-047 GPIN #S03b-4011-3693
4. THIS PROPERTY IS ZONED GB (GENERAL BUSINESS)
 MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT 45'
 SIDE 10'
 REAR 10'
5. REFERENCE UNRECORDED SURVEY ENTITLED "COMPILED PLAT OF THE PROPERTIES OF GEORGE W. & EULALIA H. SEDGWICK, CONTAINING: 1.73± ACRES AND JUDITH C. PEREZ, CONTAINING: 0.4834 ACRE" BY DONALD W. DAVIS, L.S. AND DATED 17 APR 87.
6. AREA OF PARCEL "A": 2.16 ACRES
 AREA OF RIGHT-OF-WAY DEDICATION: 0.064 ACRES
 TOTAL AREA: 96,686 SF OR 2.22 ACRES.
7. THE EXPRESS PURPOSE OF THIS PROPERTY LINE ADJUSTMENT PLAT IS TO VOID THE PROPERTY LINE BETWEEN TAX PARCEL #37-00-00-046 AND TAX PARCEL #37-00-00-047 AS SHOWN HEREON, AND TO DEDICATE A 15' STRIP OF LAND FOR ROAD WIDENING ACROSS THE FRONT OF BOTH PARCELS.
8. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE THE ZONE AND ON THE MAP PAGE SHOWN BELOW. REFERENCE: NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA COMMUNITY# 510182, MAP REVISED: DEC. 18, 1988, ZONE: X, MAP PANEL 0039B
9. 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.
10. 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.

OWNERS CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER AND PROPRIETOR.

CREATIVE COMMONS, L.L.C.
 A KANSAS LIMITED LIABILITY COMPANY

BY: Bob Cutler 1/16/03
 NAME: BOB CUTLER DATE
 TITLE: PRESIDENT



NOTARY FOR OWNER

I, Lyndee Emley, A NOTARY PUBLIC IN AND FOR THE STATE OF KANSAS, 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 16th DAY OF January, 2003.

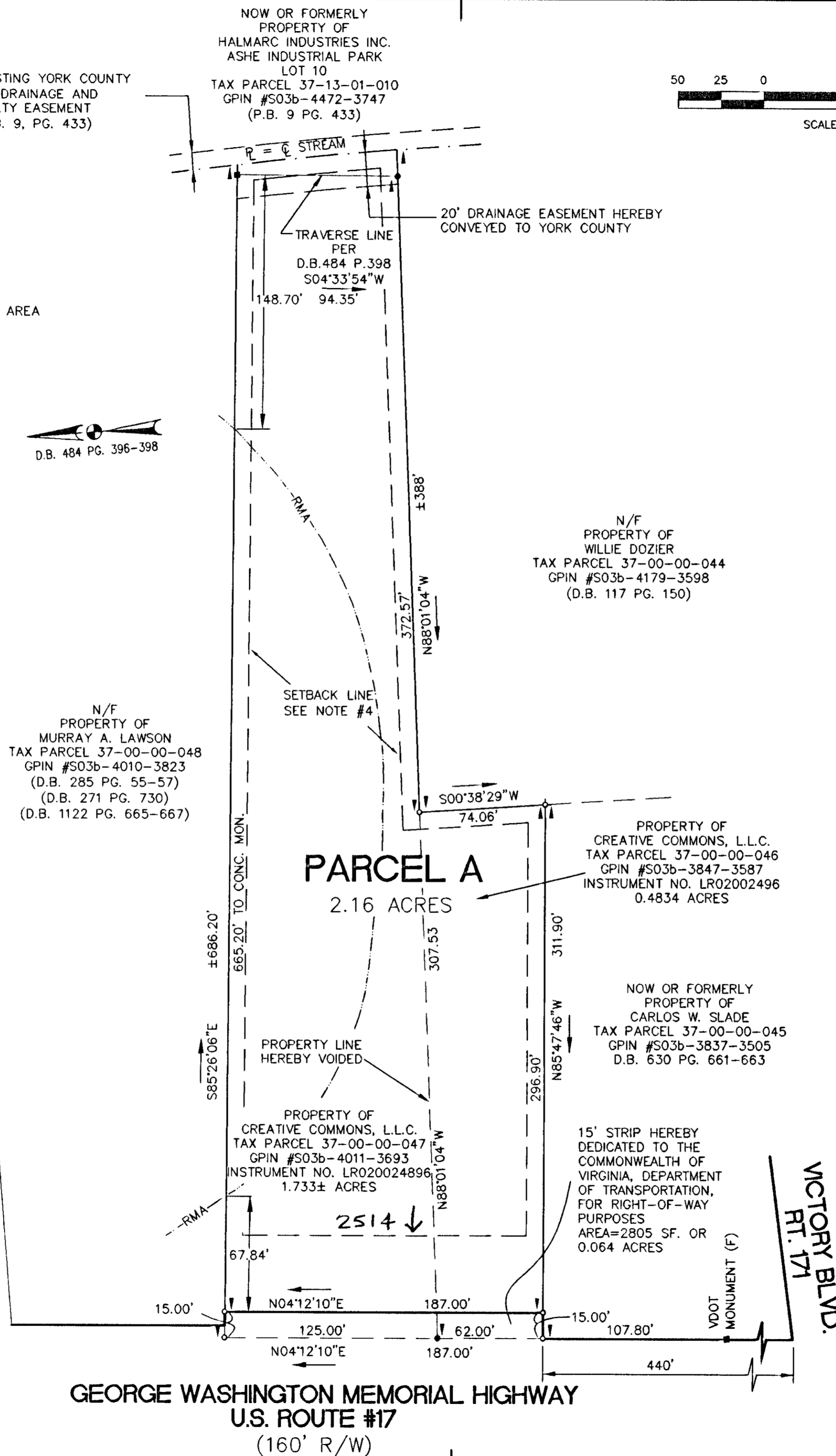
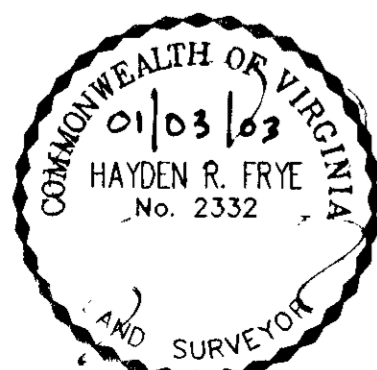
Lyndee Emley
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3/19/05

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN YORK COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'. THIS IS TO CERTIFY THAT THE LANDS SHOWN IN THIS PLAT OF PROPERTY LINE ADJUSTMENT IS AS FOLLOWS:

TAX PARCEL 37-00-00-046 IS IN THE NAME OF CREATIVE COMMONS, L.L.C. AND WAS ACQUIRED FROM BARRY SPECTOR AND MARILYN SPECTOR, HUSBAND AND WIFE BY INSTRUMENT NO. LR020024986, DATED DECEMBER 10, 2002 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

TAX PARCEL 37-00-00-047 IS IN THE NAME OF CREATIVE COMMONS, L.L.C., AND WAS ACQUIRED FROM BARRY SPECTOR AND MARILYN SPECTOR, HUSBAND AND WIFE BY INSTRUMENT NO. LR020024986 DATED DECEMBER 10, 2002 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WERE SET ON DECEMBER 19, 2002.



APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 2/2/04

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 3 DAY OF Feb, 2004 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040002198 9:03 AM

TESTE: Lynn S. Jenkins
 CLERK

BY: Al Maddalena D.C.

2004 FEB -3 AM 9:03