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VICINITY MAP: 1" = 2000'

**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.

BROWN DEVELOPMENT COMPANY, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

BY *Bradford T. Brown* DATE 2/3/06  
BY BRADFORD T. BROWN, MANAGER

**Certificate Of Notarization**

STATE OF VIRGINIA  
COUNTY/CITY OF NORFOLK, TO WIT:

I, Carma L. Boswell A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3RD DAY OF FEBRUARY, 2006.

*Carma L. Boswell* MY COMMISSION EXPIRES 07-31-08  
NOTARY PUBLIC

**Trustee's Consent**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

TRSTE, INC., A VIRGINIA CORPORATION  
DEED OF TRUST DATED OCTOBER 26, 2005, IN INSTRUMENT 050027039

CONSENTED TO:

BY: *Christopher W. Brown* DATE 2/3/2006  
NAME CHRISTOPHER W. BROWN DATE  
TITLE VICE PRESIDENT

**Certificate Of Notarization**

STATE OF VIRGINIA  
COUNTY/CITY OF NORFOLK, TO WIT:

I, Carma L. Boswell A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE ABOVE NAMED PERSONS WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3RD DAY OF FEBRUARY, 2006.

*Carma L. Boswell* MY COMMISSION EXPIRES 07-31-08  
NOTARY PUBLIC

**General Notes**

1. THE SUBJECT PROPERTY IS LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
2. 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 CHAPTER 23.2 OF THE YORK COUNTY CODE.
3. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 15 IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 60 (RICHMOND ROAD) AND ROUTE 646 (LIGHTFOOT ROAD)  
X=11990445.839  
Y=3652054.370
4. PROPERTY IS ASSESSOR'S PARCEL NO. 02-19-00-000B2 GPIN C19C-0101-2311.
5. THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:  
  
MINIMUM LOT AREA \_\_\_\_\_ 20,000 S.F.  
MINIMUM LOT WIDTH \_\_\_\_\_ 100 FEET  
MINIMUM FRONT YARD SETBACK \_\_\_\_\_ 45 FEET  
MINIMUM SIDE YARD SETBACK \_\_\_\_\_ 10 FEET  
MINIMUM REAR YARD SETBACK \_\_\_\_\_ 10 FEET  
MAXIMUM BUILDING HEIGHT \_\_\_\_\_ 75 FEET  
(REQUIREMENTS APPLY WHERE BOTH PUBLIC WATER AND SEWER ARE AVAILABLE)
6. THIS PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE OF 500-YEAR FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 00258, DATED DECEMBER 16, 1988.
7. 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.
8. 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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
9. TOTAL SITE AREA IS 3.635 ACRES
10. REFERENCES:  
INSTRUMENT NO. 050003865  
INSTRUMENT NO. 040007817

**Area Table**

|                       |              |             |
|-----------------------|--------------|-------------|
| AREA OF PARCEL B-2A   | 50,273 S.F.  | 1.338 ACRES |
| AREA OF PARCEL B-2B   | 49,495 S.F.  | 1.136 ACRES |
| AREA OF PARCEL B-2C   | 50,560 S.F.  | 1.161 ACRES |
| TOTAL SUBDIVIDED AREA | 158,328 S.F. | 3.635 ACRES |

**Legend**

|       |                          |       |                |
|-------|--------------------------|-------|----------------|
| D.B.  | DEED BOOK                | ○ IRF | IRON ROD FOUND |
| HWY.  | HIGHWAY                  | ○ IRS | IRON ROD SET   |
| INST. | INSTRUMENT               |       |                |
| P.B.  | PLAT BOOK                |       |                |
| PG.   | PAGE                     |       |                |
| RMA   | RESOURCE MANAGEMENT AREA |       |                |
| S.F.  | SQUARE FEET              |       |                |

SUBDIVISION OF  
THE PROPERTY OF  
**BROWN  
DEVELOPMENT COMPANY, LLC**  
PARCEL B-2  
BRUTON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 10/24/05 SHEET 1 OF 2 SCALE: 1"=40'

PROJECT NO: 31392.01 DRAWN BY: DWP

**VHB** *Vanasse Hangen Brustlin, Inc.*  
Transportation Land Development Environmental Services  
11852 Rock Landing Drive, Suite 207  
Newport News, Virginia 23606-4231  
(757) 873-3386 • FAX (757) 873-8757

**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'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BROWN DEVELOPMENT COMPANY, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BULIFANTS, L.P., A VIRGINIA LIMITED PARTNERSHIP, BY DEED DATED APRIL 23, 2004 AND DULY RECORDED AS INSTRUMENT NUMBER 040008700 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA. I CERTIFY THAT THE MONUMENTS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 2006.

*David W. Andrea* DATE 10/24/05  
DAVID W. ANDREA



**Utilities Notes**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**Approved:  
York County Board Of Supervisors**

BY: *Al Maddalena* PLAT APPROVING AGENT

DATE: 3/22/06

**State Of Virginia  
County Of York**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 1st DAY OF March, 2006. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER LR060006896.  
10:30 Am

TESTE: *Lynn S. Jenkins* CLERK

BY: *Andreas M. Christmann, DC*