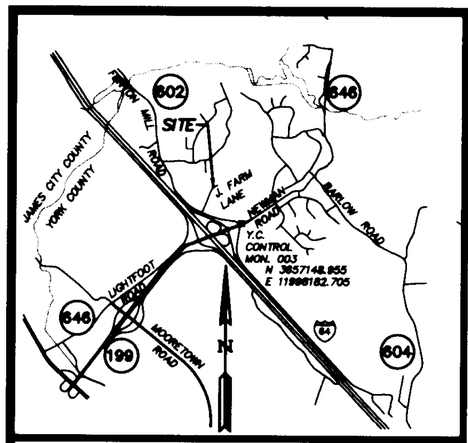

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VICINITY MAP

SCALE: 1"= 2000'

OWNER'S CONSENT

THE RIGHT-OF-WAY DEDICATION HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Frederick C Maloney — 7/27/06
FREDERICK C. MALONEY (LOT 5) — DATE

Sharon M. Maloney — 7/27/06
SHARON M. MALONEY (LOT 5) — DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, WILSON F. SKINNER, JR. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 27TH DAY OF JULY, 2006.

MY COMMISSION EXPIRES SEPTEMBER 30, 2008.

NOTARY PUBLIC

George R Turner III — 8/10/2006
GEORGE R. TURNER, III (LOT 4) — DATE

Mildred E. Turner — 8/10/2006
MILDRED E. TURNER (LOT 4) — DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY, TO-WIT:

I, WILSON F. SKINNER, JR. A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 10TH DAY OF AUGUST, 2006.

MY COMMISSION EXPIRES SEPTEMBER 30, 2008.

NOTARY PUBLIC

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 RIGHT-OF-WAY ADJUSTMENT IS AS FOLLOWS.

TAX PARCEL #02E-04-00-004
IS IN THE NAME OF GEORGE R. TURNER, III & MILDRED E. TURNER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DONN R. & BETH L. PEDERSON, HUSBAND AND WIFE, BY DEED DATED MARCH 1, 2006 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 060005688.

TAX PARCEL #02E-04-00-005
IS IN THE NAME OF FREDERICK C. MALONEY AND SHARON M. MALONEY, HUSBAND AND WIFE, AND WAS ACQUIRED FROM FREDERICK C. MALONEY, TRUSTEE OF THE MALONEY FAMILY TRUST. BY DEED DATED NOVEMBER 23, 1981, AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 360, PAGE 396.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE (JULY 2007).

Thomas C. Sublett — 5/17/06
THOMAS C. SUBLETT — DATE

NOTES:

1.) PROPERTY IS ZONED "RR". (RURAL RESIDENTIAL)

2.) THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #5101820025B, DATED 12/16/88.

3.) PROPERTY LINES AS SHOWN WERE TAKEN FROM RECORD AND OTHER AVAILABLE INFORMATION AND DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

4.) 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.

5) LOTS ARE SERVED BY PRIVATE WATER AND SEWER.

Khoi T. Nguyen — 7-27-2006
VIRGINIA DEPARTMENT OF TRANSPORTATION — DATE

DEED OF TRUST (INSTR. #060005688, DATED MARCH 13, 2006, LOT 4)
BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

J. MORRIS JOHNSON-TRUSTEE — DATE

R. ALLEN BARBER III-TRUSTEE — DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF _____, TO-WIT:

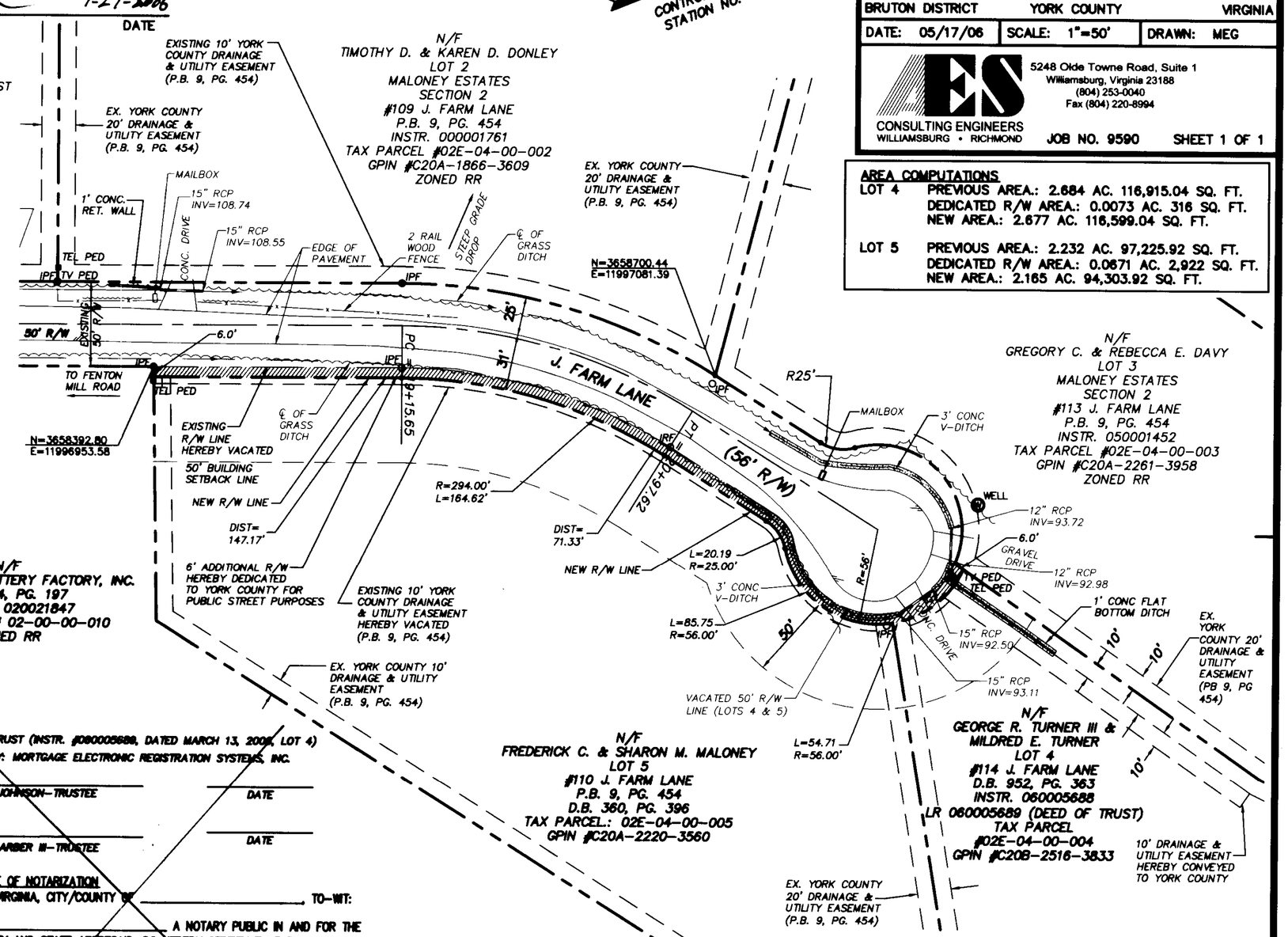
I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____, 20____.

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
5/17/2006
THOMAS C. SUBLETT
No. 1886
LAND SURVEYOR



GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

LEGEND

———	PROPERTY LINE
———	RIGHT-OF-WAY LINE
- - - -	EASEMENT (EXISTING)
———	EASEMENT (PROPOSED)
—•—	IRON ROD SET
I.P.F.	DENOTES IRON PIPE FOUND.
I.R.S.	DENOTES IRON ROD SET.
CMF	CONCRETE MONUMENT FOUND
O PT	COMPUTED PLAT POINT
OUL	OVERHEAD UTILITY LINE
PP -O-	POWER POLE
▨	DEDICATED RIGHT-OF-WAY

PLAT OF ADDITIONAL RIGHT-OF-WAY DEDICATION LOT 4 & LOT 5

MALONEY ESTATES SECTION #2

BRUTON DISTRICT — YORK COUNTY — VIRGINIA

DATE: 05/17/06	SCALE: 1"=50'	DRAWN: MEG

ES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

JOB NO. 9590 — SHEET 1 OF 1

AREA COMPUTATIONS

LOT 4	PREVIOUS AREA:	2.684 AC. 116,915.04 SQ. FT.
	DEDICATED R/W AREA:	0.0073 AC. 316 SQ. FT.
	NEW AREA:	2.677 AC. 116,599.04 SQ. FT.
LOT 5	PREVIOUS AREA:	2.232 AC. 97,225.92 SQ. FT.
	DEDICATED R/W AREA:	0.0671 AC. 2,922 SQ. FT.
	NEW AREA:	2.165 AC. 94,303.92 SQ. FT.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: A. Maddalena, PLAT APPROVING AGENT
DATE: 9/25/06

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 26TH DAY OF SEPT, 20 06. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 060023661 1:27PM

TESTE: Lynn S. Jenkins, CLERK

BY: _____ DC

2006 SEP 27

S:\Jobs\9590\00-J Farm Lane - VDOT As-Bits\dwg\Plats\9590OORWASBUILT.dwg 5/17/2006 2:12:55 PM EST