

RESUBDIVISION OF
PARCELS E-1 AND E-2
 BEING THE PROPERTY OF
 SHADY BANKS LAND, L.L.C.
 A VIRGINIA LIMITED LIABILITY COMPANY
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

DATE: 02/06/08 SHEET 1 OF 2 SCALE: N/A
 PROJECT NO: 31665.01 DRAWN BY: DWP

VHB Vanasse Hangen Brustlin, Inc.
 Transportation Land Development Environmental Services
 5544 Greenwich Road, Suite 302
 Virginia Beach, Virginia 23462-6563
 (757) 490-0132 • FAX (757) 490-0136

REVISED: 07/11/08

General Notes

- NONE OF THE AREA CONTAINED IN THIS RESUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 126 IS LOCATED IN THE EASTERN GRASS MEDIAN OF THE INTERSECTION OF ROUTE 134 HAMPTON HIGHWAY) AND FIRST AVENUE
 X=12089688.687
 Y=3567512.061
- PROPERTY IS ASSESSOR'S PARCEL NO. 38A1-09-00-000E1 GPIN V02C-0188-2081 (PARCEL E-1) AND PARCEL NO. 38A1-09-00-000E2 GPIN V02C-0343-2021 (PARCEL E-2)
- THIS PROPERTY IS ZONED GB (GENERAL BUSINESS DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

	PLAT OR DECLARATION	ZONING
MINIMUM LOT AREA	20,000 S.F.	20,000 S.F.
MINIMUM LOT WIDTH	100 FEET	100 FEET
MINIMUM FRONT YARD SETBACK	90 FEET (PLAT)	45 FEET
MINIMUM SIDE YARD SETBACK	10 FEET	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	25 FEET (DECLARATION)	50 FEET
MAXIMUM HEIGHT OF 25 FEET PER DECLARATION OF EASEMENT IN D.B. 851, PG. 70		
- 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 0043B, DATED DECEMBER 16, 1988.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR UTILITIES 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.
- REFERENCES:
 P.B. 12, PG. 260
 INST. #040019164

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 RESUBDIVISION IS IN THE NAME OF SHADY BANKS LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, A TENNESSEE CORPORATION AND SUCCESSOR BY MERGER TO THE INDEPENDENT LIFE AND ACCIDENT INSURANCE CORPORATION BY DEED DATED SEPTEMBER 17, 2003 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NUMBER LR030029960

David W. Andrea 7/11/08
 DAVID W. ANDREA DATE



Approved:

Paul L. Dan, P.E. 8/15/08
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Approved: York County Board Of Supervisors

BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 8/19/08

State Of Virginia County Of York

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 22nd DAY OF August, 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 080019794
 4:50 AM

TESTE: Lynn S. Mendibur
 CLERK
 BY: Ann Smith D.C.

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.

SHADY BANKS LAND, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY

H.R. Ashe 7-14-08
 BY H.R. ASHE, MANAGER DATE

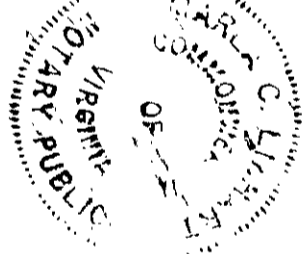
Certificate Of Notarization

STATE OF Virginia
 COUNTY/CITY OF York, TO WIT:

I, Marla C. Linhart 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 14 DAY OF July, 2008.

Marla C. Linhart
 NOTARY PUBLIC MY COMMISSION EXPIRES
 REGISTRATION NUMBER: #339803



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.

FRATELLI OF VIRGINIA, INC. (F/K/A FRATELLI, INC.)

Stephen W. Cousins 7-14-08
 BY STEPHEN W. COUSINS, PRESIDENT DATE

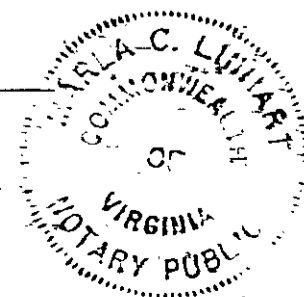
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Marla C. Linhart
 NOTARY PUBLIC MY COMMISSION EXPIRES
 REGISTRATION NUMBER: #339803



Area Table

AREA OF PARCEL E-1	46,577 S.F.	1.0692 ACRES
AREA OF PARCEL E-2	44,752 S.F.	1.0274 ACRES
AREA OF PARCEL E-1 (NEW PARCEL)	91,329 S.F.	2.0966 ACRES

Utilities Notes

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.