

VICINITY MAP

1"=2000'

ADC PERMITTED USE NO. 20707145

OWNER'S CONSENT

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.
ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VA

R. Anderson Moberg 16 DEC 08
SIGNATURE DATE
R. ANDERSON MOBERG CHAIRMAN
NAME PRINTED TITLE

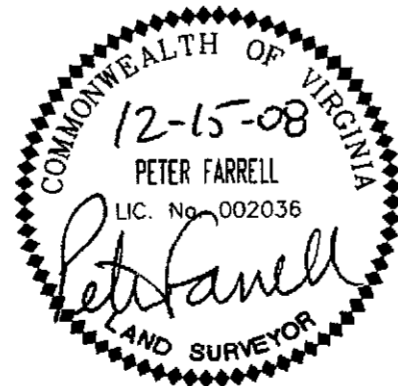
CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia
CITY/COUNTY OF York
I, (PRINT) Deborah L. Gardner A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.
GIVEN UNDER MY NAME THIS 16th DAY OF December, 2008. MY COMMISSION EXPIRES 10/31/09
Deborah L. Gardner 202317
SIGNATURE REGISTRATION NO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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: ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA AND WAS ACQUIRED FROM VIRGINIA ELECTRIC AND POWER CO. BY DEED DATED SEPT. 26, 2006 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INSTRUMENT NO. 060023840

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DEC. 31, 2008.
12-15-08 Peter Farrell
DATE PETER FARRELL, LS 002036



NOTES:

1. THIS PROPERTY IS ZONED IG (GENERAL INDUSTRIAL DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
2. MERIDIAN IS BASED UPON YORK CO. GEODETIC CONTROL MONUMENTS.
3. PROPERTY IS TAX PARCEL 24-79-00-001 PROPERTY IS GPIN R08C-1418-2100
4. WATER & SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER TO BE PROVIDED BY THE CITY OF NEWPORT NEWS & PUBLIC SEWER TO BE PROVIDED BY YORK COUNTY.
5. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510182 0036B DATED 12-16-88.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
7. THIS PLAT WAS PREPARED BASED ON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT FIELD SURVEY.
8. PORTIONS OF THIS PROPERTY LIE WITHIN A RESOURCE PROTECTION AREA AND THE REMAINING PROPERTY IS CONSIDERED A RESOURCE MANAGEMENT AREA. 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 et seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
9. NEAREST YORK COUNTY MONUMENT LIES IN THE SOUTHERN END OF THE NORTHERN GRASS MEDIAN OF RTE 17 AT THE INTERSECTION OF RTE 173 AND RTE 17.
COORDINATES FOR MON. 068-RESET IN U.S. SURVEY FEET:
NORTHING: 3592830.250
EASTING: 12072780.459
ELEV. = 48.48'
10. LIMITS OF WETLANDS SHOWN ARE PER FIELD DELINEATION BY LANDMARK DESIGN GROUP, INC. AND HAVE BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.
11. BUILDING SETBACK REQUIREMENTS FOR GENERAL INDUSTRIAL DISTRICT:
FRONT YARD - 50'
SIDE YARD - 15'
REAR YARD - 15'
12. REFERENCE: P.B. 13, PG. 3 & 4

SUBDIVISION OF
LOT 1,
YORK RIVER
COMMERCE PARK, PHASE I
NELSON DISTRICT YORK COUNTY, VIRGINIA
DATE: 12/15/08 SCALE: AS SHOWN

SHEET 1 OF 2

**LANDMARK
DESIGN GROUP**

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants
4029 IRONBOUND ROAD SUITE 100
WILLIAMSBURG, VIRGINIA 23188
(757) 253-2975 FAX: (757) 229-0049

AREA TABULATION

LOT 1-A=	4.9368 ACRES
LOT 1-B=	5.2135 ACRES
TOTAL AREA SUBDIVIDED=	10.1503 ACRES

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

12/17/08
DATE:

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18th DAY OF December 2008, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. 080027450

TESTE: Lynn S. Mendibur
CLERK

BY: Ausa Brogden, D.C.