

VICINITY MAP
SCALE: 1"=2000'

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT REPRESENTS A PARTIAL FIELD SURVEY ENCOMPASSING THE NEW PARCELS CREATED AND COX DRIVE. THE AREA FOR THE REMAINDER OF OF PARCEL C IS BASED ON RECORD INFORMATION.
3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51199C0215C - EFFECTIVE MAP DATE OF JUNE 16, 2009.
4. MINOR IMPROVEMENTS INCLUDING FENCES EXIST ON PARCELS BUT MAY NOT BE SHOWN FOR CLARITY.
5. MINIMUM BUILDING SETBACKS (IG ZONING DISTRICT):
FRONT: 50'
SIDE YARD: 15'
REAR: 15'
MINIMUM LOT SIZE: 30,000 S.F.
MINIMUM LOT WIDTH: 125'
MAXIMUM BUILDING HEIGHT: 75'
6. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
7. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

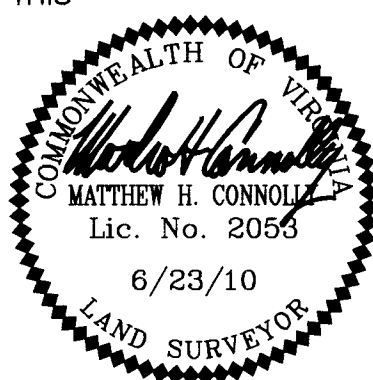
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS OWNED AS FOLLOWS: TAX MAP 24-00-00-202 IS IN THE NAME OF THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WAS ACQUIRED FROM TWO J'S, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 26, 2009 AND DULY RECORDED AS INSTR. #090010655; TAX MAP 24-00-00-181 IS IN THE NAME OF THE COUNTY OF YORK, VIRGINIA AND WAS ACQUIRED FROM ERNEST VIRGIL ACREE, JR., AND BARBARA ANN ACREE, HIS WIFE, AND MARY ACREE WALKER AND CHARLES WALKER, HER HUSBAND, BY DEED DATED JULY 30, 1982 AND DULY RECORDED IN DEED BOOK 369, PAGE 462.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 31, 2010.

Matthew H. Connolly DATE: 6/23/10

MATTHEW H. CONNOLLY
LAND SURVEYOR NO. 2053



YORK COUNTY SURVEY MONUMENT

STA. NO. 66
E: 12,070,710.514 (US SURVEY FT)
N: 3,600,855.609 (US SURVEY FT)
ELEV: 58.14' (NGVD 1929)

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, PROPRIETORS AND TRUSTEES.

COUNTY OF YORK, VIRGINIA

BY: James O. McReynolds
JAMES O. McREYNOLDS
COUNTY ADMINISTRATOR

6/23/10
DATE

STATE OF VIRGINIA
COUNTY OF York TO WIT:

I, Hannah Schott, 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 HAND THIS 23rd DAY OF June, 2010.

Hannah L. Schott
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/30/2012
REGISTRATION NO. 7207859



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, PROPRIETORS AND TRUSTEES.

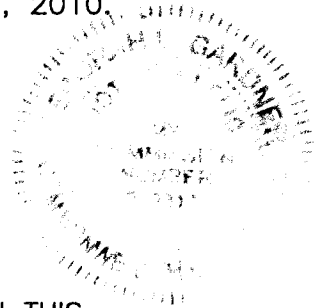
ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA,
A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA

BY: R. Anderson Moberg 29 JUNE 10
R. ANDERSON MOBERG, CHAIRMAN DATE

STATE OF VIRGINIA
COUNTY OF York TO WIT:

I, 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 HAND THIS 29th DAY OF June, 2010.

Deborah L. Gardner
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 31, 2013
REGISTRATION NO. 202317



SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

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.

SUBDIVISION OF THE PROPERTIES OF
**THE ECONOMIC DEVELOPMENT AUTHORITY
OF YORK COUNTY, VIRGINIA
AND
COUNTY OF YORK, VIRGINIA**

BEING LOCATED IN THE
NELSON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA

DATE: 6-23-2010 SCALE: N/A" JOB # 10-024

**LandTech
Resources, Inc.**

Surveying • Engineering • GPS

205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 1 OF 2

TAX PARCEL NUMBERS:

#24-00-00-202
PORTION OF #24-00-00-181

GPIN NUMBERS:

ROBC-1763-1328
PORTION OF RO8D-3268-1358

ZONING:

TAX MAP #24-00-00-202 - IG (GENERAL INDUSTRIAL)
TAX MAP #24-00-00-181 - IG/IL (GENERAL INDUSTRIAL/
LIMITED INDUSTRIAL)

UTILITIES:

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

AREA CALCULATIONS

PARCEL A	134,917 S.F.	3.10 AC.
PARCEL B	273,466 S.F.	6.28 AC.
PARCEL C	443,350 S.F.	10.18 AC.
COX DRIVE R/W	82,394 S.F.	1.89 AC.
REMAINDER PARCEL C	2,479,871 S.F.	56.93 AC.
TOTAL SUBDIVIDED AREA	3,413,998 S.F.	78.38 AC.

APPROVED:

R. Anderson Moberg 7/9/10
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**APPROVED:
YORK COUNTY BOARD OF SUPERVISORS**

BY: Ul Maddalena
PLAT APPROVING AGENT
DATE: 7/22/10

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 27th DAY OF July, 2010. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 100011924 9:29 A.M.

TESTE: Lynn S. Mendibur
CLERK

BY: Valerie Lynn Baldwin D.C.

2010 JUL 27 AM 9:29