

PRIMARY GEODETIC CONTROL MONUMENTS

- 090 - COORDINATES - U.S. SURVEY FEET - 12083574.733(E); 3591731.987(N)
095 - COORDINATES - U.S. SURVEY FEET - 12088280.999(E); 3589242.270(N)

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, IF ANY.

Signature: Dorothy J. McReynolds, DATE: 1/31/07
DOROTHY J. McREYNOLDS LIVING TRUST
DOROTHY J. McREYNOLDS, TRUSTEE

Signature: James C. McReynolds, DATE: 1/30/07
DOROTHY J. McREYNOLDS LIVING TRUST
JAMES C. McREYNOLDS, JR., TRUSTEE

Signature: Peter James Vonu, DATE: 2/7/07
PETER JAMES VONU

Signature: Mary Ellen Freeman Vonu, DATE: 2/6/07
MARY ELLEN FREEMAN VONU

NOTARY PUBLIC FOR OWNER
STATE OF VIRGINIA TO WIT:
I, Theresa J. Forrest, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 7th DAY OF February, 2007.

Signature: Theresa J. Forrest, NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/31/2008

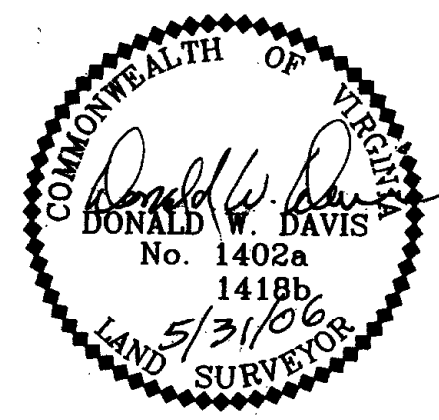
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION IS AS FOLLOWS:

LOT 1 (TAX PARCEL 30-68-00-001) IS IN THE NAME OF DOROTHY J. McREYNOLDS AND JAMES C. McREYNOLDS, JR., TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DOROTHY J. McREYNOLDS LIVING TRUST, AND WAS ACQUIRED FROM DOROTHY J. McREYNOLDS, A MARRIED WOMAN, BY DEED DATED JUNE 3, 1999 AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK-POQUOSON, CIRCUIT COURT IN DEED BOOK 1115, PAGE 129. ALSO SEE INSTRUMENT NO. 020007182.

LOT 3 (TAX PARCEL 30-68-00-003) IS IN THE NAME OF PETER JAMES VONU AND MARY ELLEN FREEMAN VONU, HUSBAND AND WIFE, AND WAS ACQUIRED FROM THOMAS R. TUCKER AND GWEN A. TUCKER, HUSBAND AND WIFE, BY DEED DATED MAY 15, 1990 AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK-POQUOSON, CIRCUIT COURT, IN DEED BOOK 583, PAGE 111.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 31, 2007.
Signature: Donald W. Davis, DATE: 5/31/06
DONALD W. DAVIS DATE



NOTES:

- 1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE(8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE: DECEMBER 16, 1988.
2. THE PROPERTY SHOWN HEREON IS ZONED: RR (RURAL RESIDENTIAL). THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT : 50'(FEET) SIDE : 20'(FEET) REAR : 50'(FEET)
3. THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: 30-68-00-001 AND 30-68-00-003
4. THE GPIN NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE U06C-1724-2431 AND U06C-1640-1964
5. UTILITY NOTES: WATER : EACH LOT WITHIN THIS RESUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER : EACH LOT WITHIN THIS RESUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
6. THE AREA CONTAINED IN THIS RESUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA. THE RPA HAS NOT BEEN FIELD VERIFIED. IT WILL NEED TO BE VERIFIED WHEN DEVELOPMENT OCCURS.
7. NO LAND IN THE SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

- 8. THE RESUBDIVISION SHOWN HEREON REPRESENTS AN EQUAL SQUARE FOOTAGE EXCHANGE BETWEEN THE PROPERTIES SHOWN HEREON.
9. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY THE DOROTHY J. McREYNOLDS LIVING TRUST & PETER JAMES VONU AND MARY ELLEN FREEMAN VONU AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
10. 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.

REFERENCES:
P.B. 9, PG. 466
P.B. 9, PG. 467

Signature: Eugene M. Jordan, II and Cary B. Epes, TRUSTEE- EUGENE M. JORDAN, II AND CARY B. EPES, EITHER OF WHOM MAY ACT FOR OLD POINT NATIONAL BANK OF PHOEBUS (BENEFICIARY) BY DEED DATED DECEMBER 23, 1998 - D.B. 1063, PG. 224

NOTARY PUBLIC FOR TRUSTEE
STATE OF VIRGINIA TO WIT:
I, Theresa A. Shelton, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 10th DAY OF January, 2007.
Signature: Theresa A. Shelton, NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/30/07

Signature: Eugene M. Jordan, II, DATE: 1/10/07
TRUSTEE- EUGENE M. JORDAN, II FOR OLD POINT NATIONAL BANK OF PHOEBUS (BENEFICIARY) BY DEED DATED DECEMBER 11, 2000 - INSTR. #000021380

NOTARY PUBLIC FOR TRUSTEE
STATE OF VIRGINIA TO WIT:
I, Theresa A. Shelton, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 10th DAY OF January, 2007.
Signature: Theresa A. Shelton, NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/30/07

Signature: Cary B. Epes, DATE: 1/10/07
TRUSTEE- CARY B. EPES FOR OLD POINT NATIONAL BANK OF PHOEBUS (BENEFICIARY) BY DEED DATED DECEMBER 11, 2000 - INSTR. #000021380

NOTARY PUBLIC FOR TRUSTEE
STATE OF VIRGINIA TO WIT:
I, Samuel I. White, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 12th DAY OF January, 2007.
Signature: Samuel I. White, NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/31/08

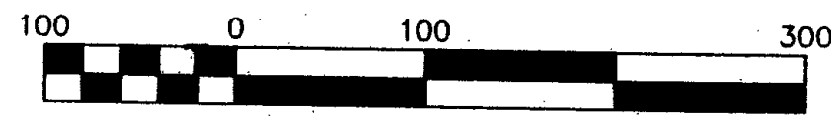
Signature: Samuel I. White, DATE: 2/23/07
TRUSTEE- SAMUEL I. WHITE, P.C. FOR WELLS FARGO BANK, N.A. (BENEFICIARY) BY DEED DATED MAY 12, 2004 - INSTR. #040010233

NOTARY PUBLIC FOR TRUSTEE
STATE OF VIRGINIA TO WIT:
I, Sylvia C. Miller, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 23rd DAY OF February, 2007.
Signature: Sylvia C. Miller, NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/31/08

Signature: Francis E. Mroz, DATE: 05-18-07
TRUSTEE- FRANCIS E. MROZ FOR USAA FEDERAL SAVINGS BANK (BENEFICIARY) BY DEED DATED MAY 4, 2006 - INSTR. #060012477

NOTARY PUBLIC FOR TRUSTEE
STATE OF VIRGINIA TO WIT:
I, Rachel Pischke, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 10th DAY OF February, 2007.
Signature: Rachel Pischke, NOTARY PUBLIC
MY COMMISSION EXPIRES: 02/21/07

RESUBDIVISION OF
LOT 1 AND LOT 3
TUCKER'S LANDING
GRAFTON DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 100' DATE: 31 MAY 2006
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



Scale 1" = 100 ft

SHEET 1 OF 2

- SYMBOLS -

- Denotes iron rod found
Denotes iron pipe found
Denotes iron rods to be set at all property line junctures
Denotes concrete monument found
Denotes concrete monument to be set
RMA Denotes Resource Management Area
RPA Denotes Resource Protection Area

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Signature: Virginia Department of Transportation, DATE: 4/18/07

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena, PLAT APPROVING AGENT
DATE: 4/19/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 20th
DAY OF APRIL 2007, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT #070009176
11:30am
TESTE: Lynn S. Jenkins, CLERK
BY: Rachel Pischke