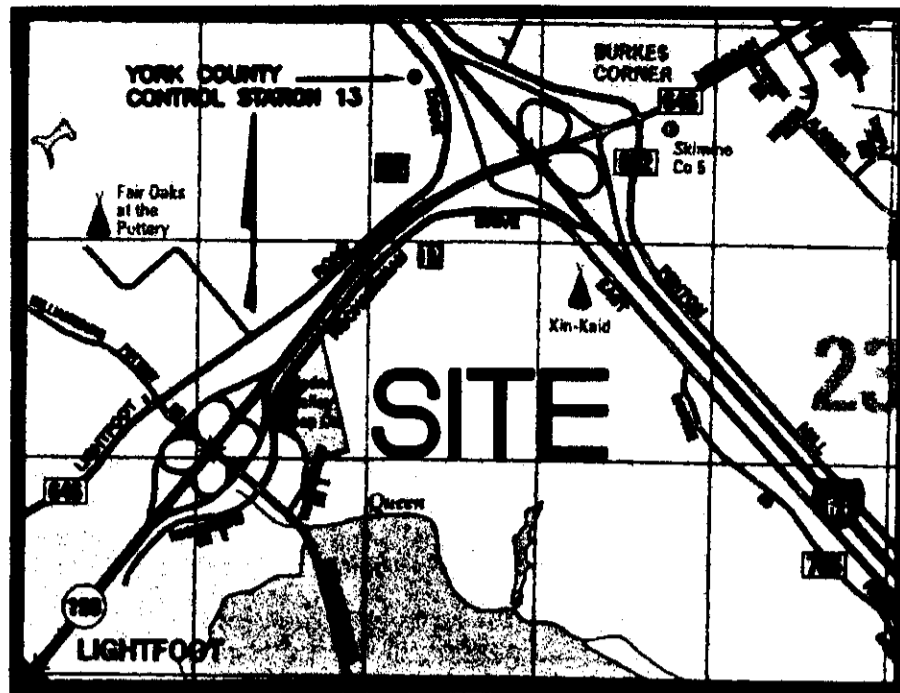


**BURGESS & NIPLE**



VICINITY MAP  
SCALE: 1"=2000'

SUBDIVISION  
OF  
OUTPARCEL A  
PLAT OF BOUNDARY LINE ADJUSTMENT &  
PROPERTY LINE VACATION FOR  
FOUR PARCELS OF LAND CONTAINING 27.081 ACRES  
STANDING IN THE NAME OF KAHN PROPERTIES EAST, LLC  
(AS RECORDED AS INSTRUMENT NO. 020006183)  
BRUTON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA

SCALE: 1" = 40'  
34919

DATE: MAY 25, 2004  
SHEET 1 OF 2



**BURGESS & NIPLE**  
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS  
184 BUSINESS PARK DRIVE, SUITE 125, VIRGINIA BEACH, VA 23462-8533  
PH. (757) 490-3566 FAX (757) 490-9224

UTILITY NOTES:

WATER: EACH LOT OR PARCEL WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.  
SEWER: EACH LOT OR PARCEL WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

GENERAL NOTES:

- PROPERTY IS ZONED EO-ECONOMIC OPPORTUNITY DISTRICT
- BUILD SET BACKS: FRONT - 45'  
REAR - 10'  
SIDES - 10'
- PROPERTY IS IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER COMMUNITY-PANEL 510182 0025B, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 1988.
- MERIDIAN WAS ESTABLISHED USING COUNTY OF YORK PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 13 LOCATED ON THE WESTERN SIDE OF ROCHAMBEAU DRIVE APPROXIMATELY 0.3 OF A MILE NORTH FROM LIGHTFOOT ROAD.

- NORTH 3658077.429
- EAST 11995463.938
- ELEVATION 118.53'
- ADDRESS: 759 EAST ROCHAMBEAU DRIVE  
WILLIAMSBURG, VIRGINIA 23188
- TAX MAP# 02-17-00-000A
- TOTAL AREA OF SUBDIVISION = 89,313 SQ. FT. OR 2.050 ACRES
- PARCEL A-1 = 44350 SQ. FT. OR 1.018 ACRES
- PARCEL A-2 = 44963 SQ. FT. OR 1.032 ACRES

8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

9. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

10. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PUSUANT 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) 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.

11. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

12. VARIANCE TO REDUCE THE 45' GREENBELT TO 20' WAS GRANTED BY THE YORK COUNTY BOARD OF ZONING/SUBDIVISION APPEALS ON MARCH 25, 2004, THROUGH ADOPTION OF RESOLUTION NO. 04-03A.

THE RECORDATION OF THIS PLAT SHALL OPERATE 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.

REFERENCES:

- INSTRUMENT NUMBER 020006183 (PLAT)
- PLAT BOOK 12 PAGE 584
- PLAT BOOK 12 PAGE 660
- TAX PARCEL 02-17-00-000A
- GPIN B19B-4519-3873

OWNERS CERTIFICATE:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

KAHN PROPERTIES EAST L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY

BY: J. Howard Jenkins III, Member DATE: 12/10/04  
HELEN C. KAHN, PARTNER  
L. HOWARD JENKINS III, MEMBER  
L. HOWARD JENKINS III, MEMBER

STATE OF VIRGINIA  
COUNTY OF ~~YORK~~ HENRICO TO WIT:

I, Audrey E. Givens A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT HELEN C. KAHN, PARTNER L. HOWARD JENKINS III, MEMBER

WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 29<sup>th</sup> DAY OF DEC, 2004 HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND THIS 29<sup>th</sup> DAY OF DEC, 2004

NOTARY PUBLIC Audrey E. Givens  
MY COMMISSION EXPIRES 8-31-08

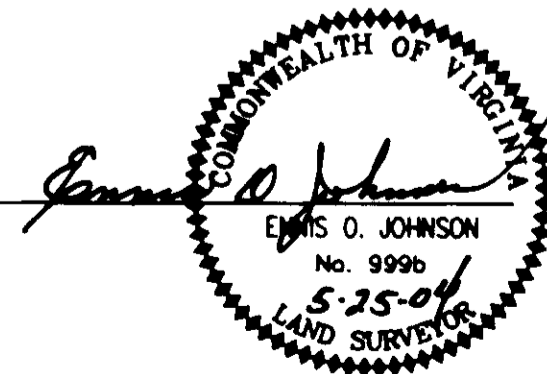
CERTIFICATE OF SOURCE OF TITLE:

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 KAHN PROPERTIES EAST, L.L.C. AND WAS ACQUIRED FROM PAGE R. DYE AND BETTY J. DYE BY DEED DATED JANUARY 5, 1999 AND RECORDED IN DEED BOOK 1066 AT PAGE 557, AND FROM LIGHTFOOT FARM, LTD. BY DEED DATED MARCH 2, 2000 AND RECORDED AS INSTRUMENT 000001920, ALL INSTRUMENTS BEING DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT STEEL PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 1, 2005.

BURGESS & NIPLE

BY: \_\_\_\_\_



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena  
PLAT APPROVING AGENT

DATE: 3/9/05

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10<sup>th</sup> DAY OF March, 2005

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 050004523 10:00am

TESTE: Lynn S. Jenkins  
CLERK

BY: Christina E. Norman, D.C.