

SUBDIVISION OF THE PROPERTIES OF
McMURRAN FAMILY LIMITED PARTNERSHIP
 AND
McCALE DEVELOPMENT CORPORATION
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

DATE: 02/10/05 SHEET 1 OF 3 SCALE: 1"=250'

PROJECT NO: 30801.00 DRAWN BY: DWP

VHB *Vanasse Hangen Brustlin, Inc.*
 Transportation Land Development Environmental Services
 11832 Rock Landing Drive, Suite 203
 Newport News, Virginia 23606-4231
 (757) 875-3386 • FAX (757) 875-0757

General Notes

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 104 IS LOCATED ON ROUTE 173 (DENBIGH BOULEVARD) IMMEDIATELY NORTH OF THE NORTH ENTRANCE TO "RIP'S FOOD STORE".
 X=12064570.720
 Y=3586786.773
- PROPERTY IS ASSESSOR'S PARCEL NUMBERS:
 28-00-00-001 GPIN P06B-3049-3395
 28-00-00-002 GPIN P06D-3067-2294
 28-00-00-004 GPIN P06B-3615-3520
- THIS PROPERTY IS ZONED PD (PLANNED DEVELOPMENT DISTRICT) AND GB (GENERAL BUSINESS DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

	ORDINANCE 092-35(R)	ZONING GB
MINIMUM LOT AREA	5,500 S.F.	20,000 S.F.
MINIMUM LOT WIDTH	55 FEET(*)	100 FEET
MINIMUM FRONT YARD SETBACK	30 FEET	45 FEET
MINIMUM SIDE YARD SETBACK	10 FEET	10 FEET
MINIMUM REAR YARD SETBACK	20 FEET	10 FEET
MAXIMUM BUILDING HEIGHT	40 FEET	50 FEET

(*) MEASURED AT THE BUILDING SETBACK LINE

- 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 EASEMENTS 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.
- 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.
- 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.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) 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 McMURRAN FAMILY LIMITED PARTNERSHIP AND McCALE DEVELOPMENT CORPORATION AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

Floodplain

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 00388, DATED DECEMBER 16, 1988.

Area Table

AREA OF PARCEL A	3,592,916 S.F.	82.4820 ACRES
AREA OF PARCEL B	191,022 S.F.	4.3852 ACRES
AREA OF PARCEL C	329,448 S.F.	7.5631 ACRES
AREA OF PARCEL A-1	1,741,106 S.F.	39.9703 ACRES
AREA OF R/W DEDICATION	17,859 S.F.	0.4100 ACRE
TOTAL SUBDIVIDED AREA	5,872,351 S.F.	134.8106 ACRES

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.

MCMURRAN FAMILY LIMITED PARTNERSHIP
 A VIRGINIA LIMITED PARTNERSHIP
 BY Lewis A. McMurrans III PARTNER DATE 2/14/2005

McCALE DEVELOPMENT CORPORATION
 A VIRGINIA CORPORATION
 BY Lewis A. McMurrans III PRESIDENT DATE 2/14/2005

Certificate Of Notarization

STATE OF Virginia
 COUNTY OF York, TO WIT:
 I, Joan W. Smith A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 14th DAY OF February, 2005.
Joan W. Smith NOTARY PUBLIC MY COMMISSION EXPIRES 6/30/06

Trustee's Consent

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES, EITHER OF WHOM MAY ACT.

HARBOR BANK
 DEED OF TRUST DATED JUNE 19, 2003 INSTRUMENT NUMBER LR030018209
 DEED OF TRUST DATED JUNE 19, 2003 INSTRUMENT NUMBER LR030019264
 BY William G. Kellam DATE 3/1/05
 BY N. Douglas Burgoyne DATE 3/1/05

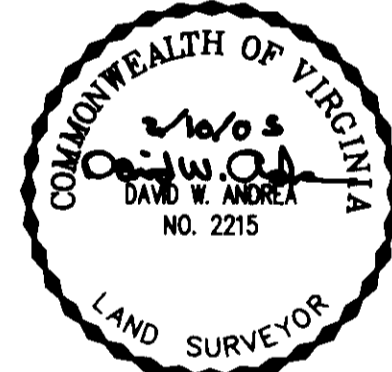
Certificate Of Notarization

STATE OF Virginia
 COUNTY OF James City, TO WIT:
 I, Angie Anne Kelce A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 1st DAY OF March, 2005.
Angie Anne Kelce NOTARY PUBLIC MY COMMISSION EXPIRES 4/30/07

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 LANDS EMBRACED IN THIS SUBDIVISION ARE AS FOLLOWS: TAX PARCEL NUMBERS 28-00-00-001 AND 28-00-00-004 ARE IN THE NAME OF THE McMURRAN FAMILY LIMITED PARTNERSHIP AND WAS ACQUIRED FROM LEWIS A. McMURRAN, JR. AND EDITH L. McMURRAN BY DEED DATED DECEMBER 30, 1987 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 507, AT PAGE 212; TAX PARCEL NUMBER 28-00-00-002 IS IN THE NAME OF McCALE DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM LEWIS A. McMURRAN, JR. FAMILY TRUST, ET AL, BY DEED DATED JUNE 2, 2003, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT NUMBER LR030018216.
 I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 31, 2005.

David W. Andrea DATE 2/10/05
 DAVID W. ANDREA DATE



Legend

- D.B. DEED BOOK ● PIN TO BE SET
- PG. PAGE ○ IRON PIN FOUND
- S.F. SQUARE FEET ■ MONUMENT SET

**Approved:
 York County Board Of Supervisors**

BY: Al Maddalena PLAT APPROVING AGENT
 DATE: 1/19/06

**State Of Virginia
 County Of York**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 10th DAY OF Jan, 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 060001691
 12:01 PM
 TESTE: Lynn S. Jenkins CLERK
 BY: Archie M. Christman, Jr.