

- PRIMARY U.S. GEODETIC CONTROL MONUMENTS
- (89) - COORDINATES—U.S.SURVEY FEET—12076516.632(S), 3587845.178(N).
 - (90) - COORDINATES—U.S.SURVEY FEET—12083574.733(E), 3591731.987(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.

Stephen C. Adams DATE: 11/15/06
 STEPHEN C. ADAMS, PRESIDENT
 POMOCO DEVELOPMENTS, INC.,
 A VIRGINIA CORPORATION

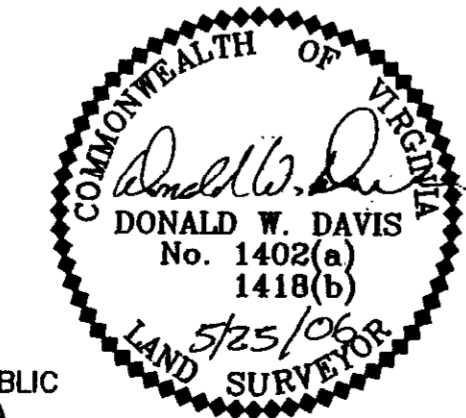
William H. Carr DATE: 11/15/06
 AUTHORIZED AGENT - WILLIAM H. CARR (TRUSTEE)
 SUNTRUST BANK - (NOTEHOLDER)
 DEED OF TRUST, DATED : SEPTEMBER 29, 2005
 DULY RECORDED IN THE CLERK'S OFFICE OF THE
 CIRCUIT COURT OF YORK COUNTY-POQUOSON,
 VIRGINIA AS INSTRUMENT # 050024217

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 SUBDIVISION IS IN THE NAME OF: POMOCO DEVELOPMENTS, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM RALPH M. GOLDSTEIN AND IRVING B. GOLDSTEIN, SPECIAL COMMISSIONERS, BY DEED DATED SEPTEMBER 23, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA AS INSTRUMENT #050024216.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 14 MAY 2007.

Donald W. Davis 5/25/06
 DONALD W. DAVIS DATE

UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.



NOTARY PUBLIC FOR OWNERS
 STATE OF VIRGINIA TO WIT:
 I, *Tim Moran*, A NOTARY PUBLIC IN AND FOR THE County of *York* 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 *15* DAY OF *November*, 20*06*.

Tim Moran
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: *9/30/08*

NOTARY PUBLIC FOR TRUSTEES
 STATE OF VIRGINIA TO WIT:
 I, *Annmarie Taylor*, NOTARY PUBLIC IN AND FOR THE County of *York* 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 *15* DAY OF *November*, 20*06*.

Annmarie Taylor
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: *June 30, 2007*

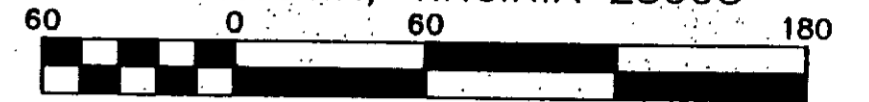
NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B EFFECTIVE DATE : DECEMBER 16, 1988.
2. MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT : 40' (FEET)
 SIDE : 15' (FEET)
 REAR : 30' (FEET)
3. PROPERTY IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
4. TAX MAP PARCEL # : 30-00-00-020
5. GPIN# : S06B-4279-3700
6. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
7. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE JACOB'S SPRINGS HOMEOWNERS ASSOCIATION.
8. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
9. A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND THE REMAINING AREA IS WITHIN 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) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
10. 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 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. 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.
12. 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR THE ISSUANCE OF A COMMERCIAL ENTRANCE PERMIT, DRAINAGE, IF GENERATED TO THE EXISTING PUBLIC RIGHT-OF-WAY, IS DEEMED ACCEPTABLE. THE STREETS DEPICTED HEREON ARE ELIGIBLE FOR V.D.O.T. MAINTENANCE AT SUCH TIME AS ALL APPLICABLE PROVISIONS GOVERNING PUBLIC USE AND THE CONSTRUCTION OF THE STREETS MEET THE PROVISIONS OF THE SUBDIVISION STREET REQUIREMENTS.

Al Maddelena 11-29-06
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

SUBDIVISION PLAT OF
JACOB'S SPRINGS
SECTION TWO
 GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE :25 MAY 2006
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693



Scale 1" = 60 ft

SHEET 1 OF 3

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA
- DENOTES U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS (CROSS-HATCH)

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddelena*
 PLAT APPROVING AGENT

DATE: *2/23/07*

NOTE : THE SUBDIVISION OF THE PROPERTY SHOWN HEREON RECEIVED PRELIMINARY PLAN APPROVAL ON DECEMBER 18, 2003, PRIOR TO THE ADOPTION OF THE CURRENT YORK COUNTY CHESAPEAKE BAY PRESERVATION AREA REGULATIONS; THEREFORE THE SUBDIVISION MAY HAVE CERTAIN VESTED RIGHTS.

LOT AREA : 7.58± ACRES OR 330,491± S.F.
 R/W AREA : 1.1611 ACRES OR 50,576 S.F.
 COMMON AREA : 0.61± ACRE OR 26,473± S.F.
 TOTAL SUBDIVIDED AREA : 9.36± ACRES OR 407,540± S.F.

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE *22nd* DAY OF *March* 20*07*, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # *070006551* 12:02pm

TESTE: *Lynn S. Jenkins*
 CLERK

BY: *Rachael Rishel*