

VICINITY MAP SCALE: 1" = 2000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

STATION NO. 110:
EASTING (X) 12081941.799, NORTHING (Y) 3576181.365
STATION NO. 111:
EASTING (X) 12085280.272, NORTHING (Y) 3575722.385

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.

TAYLOR FARMS OF YORKTOWN, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Gregory E. Pritchard 6/13/07
GREGORY E. PRITCHARD MANAGER DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

I, Janice E. Haney, A NOTARY PUBLIC IN AND FOR THE City of Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 13th DAY OF June 2007.

Janice E. Haney
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-2010

UTILITY NOTES

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.

PLAT INSTRUMENT # 070013636

TRUSTEE'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.

SUNTRUST BANK, A GEORGIA BANKING CORPORATION, INSTRUMENT NO. 050011308, 050026386, 050037739, & 070004273.

BY: William H. Carr
WILLIAM H. CARR, SOLE ACTING TRUSTEE - DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

I, Janice E. Haney, A NOTARY PUBLIC IN AND FOR THE City of Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 13th DAY OF June 2007.

Janice E. Haney
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-2010

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 LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TAYLOR FARMS OF YORKTOWN, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL 30-00-00-189, GPIN T04D-4364-1710 WAS ACQUIRED FROM AMEE FRANCES CARMINES, BY DEED DATED 04/19/05 AND RECORDED IN INSTRUMENT NUMBER 050011306;

TAX PARCEL 30-00-00-190C, GPIN T04B-4954-2906 WAS ACQUIRED FROM NINA T. RUMBURG BY DEED DATED 03/29/04 AND RECORDED IN INSTRUMENT NUMBER 040006514;

TAX PARCEL 30-74-00-003, GPIN T04D-4482-2083 WAS ACQUIRED FROM CHARLES W. TAYLOR, AND JOY R. TAYLOR, HUSBAND AND WIFE, BY DEED DATED 03/29/04 AND RECORDED IN INSTRUMENT NUMBER 040006515;

TAX PARCEL 30-00-00-184, GPIN T04B-3456-3191 WAS ACQUIRED FROM JAMES H. TAYLOR, SR., ALSO KNOWN AS JAMES H. TAYLOR AND JAMES HARRY TAYLOR, AND JOINED BY THOMAS D. TAYLOR, JR. (WHO HAS A LIFE ESTATE) BY DEED DATED 04/27/05 AND RECORDED IN INSTRUMENT NUMBER 050011299;

TAX PARCEL 30-22-00-000B, GPIN T04B-4052-2855 WAS ACQUIRED FROM JAMES W. CARMINES AND JUDY H. CARMINES, HUSBAND AND WIFE BY DEED DATED 4/18/05 AND RECORDED IN INSTRUMENT NUMBER 050011307.

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

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2008.

Johnny S. Walters, III 6-13-07
JOHNNY S. WALTERS, III LAND SURVEYOR DATE



SUBDIVISION PLAT OF TAYLOR FARMS PHASE ONE

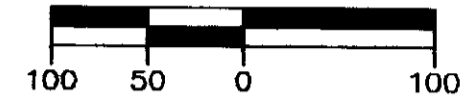
BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057
FAX: (757) 898-2862

SCALE 1" = 100' DATE: JANUARY 19, 2007

SHEET 1 OF 5

SCALE: 1"=100'



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.

SUNTRUST BANK, A GEORGIA BANKING CORPORATION, INSTRUMENT NO. 040024088 & 060016368.

BY: William H. Carr
WILLIAM H. CARR, SOLE ACTING TRUSTEE - DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

I, Janice E. Haney, A NOTARY PUBLIC IN AND FOR THE City of Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 13th DAY OF June 2007.

Janice E. Haney
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-2010

VIRGINIA DEPARTMENT OF TRANSPORTATION

Khoi T. Nguyen
KHOI T. NGUYEN, P.E., STAFF ENGINEER

DATE: 6/14/07

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 6/14/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, THE DAY OF June, 2007 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 070013636

TESTE: Lynn S. Jenkins
CLERK

BY: William M. Dyer, Jr.

CENTER LINE OF R/W CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
73	261.81	61°23'54"	280.56	155.45	267.33	N03°45'44"E
74	285.51	55°40'36"	277.44	150.78	266.65	S01°38'42"W
75	304.49	25°10'47"	133.81	68.01	132.74	N16°53'37"E
76	250.00	63°53'37"	278.79	155.89	264.57	N71°43'58"E
77	675.00	17°43'27"	208.81	105.24	207.98	N30°55'27"E
78	525.00	15°42'17"	143.90	72.40	143.45	N84°10'22"W
79	525.00	32°32'20"	298.15	153.22	294.16	S11°34'19"W
80	497.91	28°02'44"	243.72	124.35	241.29	N13°49'07"E
81	275.00	13°52'22"	66.58	33.46	66.42	S79°56'50"E
82	6151.56	3°27'35"	371.45	185.78	371.40	S88°36'48"E
83	427.01	64°22'33"	479.78	268.78	454.94	N57°28'08"E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	44.32	82°43'18"	63.99	39.02	58.58	S09°12'57"E
2	365.08	12°37'44"	80.47	40.40	80.31	N25°49'50"E
3	365.08	9°48'00"	62.44	31.30	62.37	N14°36'57"E
4	232.36	19°03'57"	77.32	39.02	76.96	N01°03'30"E
5	232.36	15°47'11"	64.02	32.21	63.82	N16°22'05"W
6	256.01	9°08'00"	40.81	20.45	40.77	S21°37'36"E
7	256.01	40°41'17"	181.80	94.92	178.00	S03°17'03"W
8	256.01	5°51'19"	26.16	13.09	26.15	S26°33'21"W
9	333.99	3°05'05"	17.98	8.99	17.98	N27°56'28"E
10	333.99	22°05'41"	128.80	65.21	128.00	N15°21'05"E
11	25.00	99°22'33"	43.36	29.47	38.13	S53°59'30"W
12	275.00	49°42'06"	238.55	127.36	231.14	N78°49'43"E
13	275.00	14°11'30"	68.12	34.23	67.94	N46°52'55"E
14	700.00	6°33'02"	80.03	40.06	79.99	N36°30'39"E
15	25.00	78°49'36"	34.39	20.54	31.75	S72°38'55"W
16	25.00	52°20'01"	22.83	12.28	22.05	N41°46'17"W
17	56.82	117°12'30"	116.24	93.11	97.01	S74°12'31"E
18	56.82	73°34'31"	72.97	42.49	68.06	N10°23'58"E
19	56.82	93°53'01"	93.11	60.81	83.04	N73°19'47"W
20	25.00	52°20'01"	22.83	12.28	22.05	N85°53'43"E
21	25.00	93°12'06"	40.67	26.44	36.33	S21°20'14"E
22	700.00	3°12'06"	39.11	19.56	39.11	N23°39'46"E
23	25.00	53°58'05"	23.55	12.73	22.69	S49°02'46"W
24	60.00	28°33'05"	29.90	15.27	29.59	N61°45'17"E
25	60.00	88°44'41"	92.93	58.70	83.92	N03°06'25"E
26	60.00	77°28'41"	81.13	48.14	75.09	N80°00'15"W
27	60.00	93°09'46"	97.56	63.41	87.16	S14°40'31"W
28	25.00	53°58'05"	23.55	12.73	22.69	N04°55'19"W
29	650.00	10°32'56"	119.67	60.01	119.50	N27°20'11"E
30	650.00	7°10'31"	81.40	40.75	81.35	N36°11'54"E
31	225.00	63°53'37"	250.91	140.30	238.11	N71°43'58"E
32	550.00	8°50'49"	84.92	42.55	84.84	N80°44'38"W
33	550.00	6°51'28"	65.83	32.95	65.79	N88°35'46"W
34	25.00	87°19'40"	38.10	23.86	34.52	S48°21'41"E
35	500.00	4°57'42"	43.30	21.66	43.29	S02°13'00"E
36	500.00	27°35'04"	240.72	122.74	238.40	S14°03'24"W
86	472.90	04°47'17"	39.52	19.77	39.51	N19°42'35"E

2007 JUN 14 PM 1:2