

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

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

GREGORY PRICHARD MANAGER

1. Donna Ju Scott PUBLIC IN AND FOR THE OF Newsort New J , 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 AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 14 th DAY OF 5 1

NOVARY PUBLIC PO # 320783 MY COMMISSION EXPIRES 0.7 8) AND

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

THE NAME OF TAYLOR FARMS OF YORKTOWN, LLC., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED AS FOLLOWS:

JAMES HARRY TAYLOR BY DEED DATED 4/27/05 AND RECORDED IN INSTRUMENT NUMBER 050011299:

TAX PARCEL 30-22-01-000A, GPIN T04B-3351-3652 WAS ACQUIRED FROM JAMES H. TAYLOR, SR., ALSO KNOWN AS JAMES H. TAYLOR AND JAMES HARRY TAYLOR BY DEED DATED 4/27/05 AND RECORDED IN INSTRUMENT NO. 050011299:

LILLIAN TAYLOR SMITH AND KIRBY T. SMITH, JR. BY DEED DATED 3/29/04 AND RECORDED IN INSTRUMENT NUMBER 040006513.

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

THAT MONUMENTS_AND IRON RODS AS SHOWN ON THIS PLAT

LAND SURVEYOR

DATE

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 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, 050026396, 07032239 & 070004273.

WILLIAM H. CARR, SOLE ACTING TRUSTEE - DATE

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

Donna 55 Switt A NOTARY PUBLIC IN AND FOR THE CT OF NEWS PAGE , 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 AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS DAY OF 2007.

MY COMMISSION EXPIRES 033121/0

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CORD

THE ENGLANDERS AND THE シエルを名詞的な compromodata of Virginia. 1.eg #320703 / 31/16

CLOSURE OF NOT LESS THAT 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN

TAX PARCEL 30-00-00-184A, GPIN T04B-3369-4236 WAS ACQUIRED FROM JAMES H. TAYLOR, SR., ALSO KNOWN AS JAMES H. TAYLOR AND

TAX PARCEL 30-74-00-002, GPIN T04D-4792-1636 WAS ACQUIRED FROM

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, WETRUMENT NO. 040024088 &0600**1**6368.

WILLIAM H. CARR, SOLE ACTING TRUSTEE - DATE

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

Donne Jo Switt A NOTARY PUBLIC IN AND FOR THE COLOR OF MEMORY TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. PUBLIC IN AND FOR THE CALL NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MYCLA AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19 14 DAY OF SADT

10' LANDSCAPE PRESERVATION

LOT 1

1.36 ACRES

59,330 SQ. FT.

ON TO YORK COUNTY

MY COMMISSION EXPIRES OF 31 2010

DONNA JO SCOTT

NOTARY PUBLIC

Fieg. #3207830/31/10
My Commission Expires 30/31/10

LOT 5

LOT 4

EXISTING 20' YORK COUNTY

INSTRUMENT NO. 070013636

DRAINAGE EASEMENT

TAYLOR FARMS

TAX ID: 30-22-01-LOT # INSTRUMENT NO. 070013636 ZONE CODE: RR

EXISTING 20' YORK COUNTY

SANITARY SEWER EASEMENT

10' RESTRICTED ACCESS

TO YORK COUNTY

EASEMENT HEREBY CONVEYED

12' SIGN EASEMENT HEREBY

HOMEOWNERS ASSOCIATION

CONVEYED TO THE TAYLOR FARMS -

10' RESTRICTED ACCESS

TO YORK COUNTY

EASEMENT HEREBY CONVEYED

D.B. 361, PG. 566

Commonwerth of Virginia

LINE TABLE NUMBER DIRECTION DISTANCE N 02'00'44" E 15.77 N 46°04'43" E 37.67 N 2215'32" E 50.10 S 46'04'43" W 37.67 N 89'51'17" W 15.77

UTILITY NOTES

WATER:

EACH LOT WITHIN THIS SUBDIVISION IS SEWER:

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

MOTALY PUR LIC יין ליין און מוניים איתי מינמי ל 14V Crimmission to rice 18 31/10

PARCEL 1 FAMILY SUBDIVISION OF THE PROPERTY OF JAMES W. TAYLOR TAX ID: 30-74-00-001 P.B. 10, PG. 570 ZONE CODE: RR NOW OR FORMERLY EDGAR C. WORLEY, III ET UX INSTRUMENT NO. 030035099 S 78'34'01" 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY 433.21

LOT 3 LOT 2 1.26 ACRES 54,834 SQ. FT. 1.23 ACRES 53,378 SQ. FT 20' DRAINAGE EASEMENT NOW OR FORMERLY HEREBY CONVEYED JOHN W. COMBS ESTATE YORK COUNTY D.B. 37, PG. 269 /03₀ TAX ID: 30-00-00-192 ZONE CODE: RR 10' LANDSCAPE PRESERVATION

EASEMENT HEREBY CONVEYED TO YORK COUNTY 2 COMMON AREA #2 104-Z 0.019 ACRE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING

EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM ADJOINING COMMON AREA #3 PROPERTIES 10' LANDSCAPE PRESERVATION 5,820 SQ. FT. 0.134 ACRE EASEMENT HEREBY CONVEYED

TO YORK COUNTY 44Y01051 100-Z EXISTING YORK COUNTY HISTORIC SITE PRESERVATION STATE OF VIRGINIA 20' UTILITY EASEMENT CENTERED OVER SEWER EASEMENT INSTRUMENT NO. LINE HEREBY CONVEYED 070013636 TO YORK COUNTY

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

EXISTING 20' YORK COUNTY DRAINAGE AND UTILITY -EASEMENT D.B. 361, PG. 562

SCALE: 1"=100'

SUBDIVISION PLAT OF TAYLOR FARMS **PHASE TWO**

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA WALTERS LAND SURVEYING, LTD. 710 DENBICH BOULEVARD, SUITE 4C NEWPORT NEWS, VIRGINIA 23608 PHONE: (757) 898-1057

FAX: (757 898-2862 SCALE 1" = 100'DATE: JUNE 19, 2007 SHEET 1 OF 4

			CURVE	TABLE		
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG
1	1498.89	01"20'02"	34.89	17.45	34.89	N 40'57'16" W
2	1498.89	04*35'59"	120.33	60.20	120.30	N 43'55'17" W
3	25.00	88*07'59"	38.46	24.20	34.77	N 02'00'44" E
4	25.00	88*07'59"	38.46	24.20	34.77	N 89'51'17" W
5	225.00	23°49'11"	93.54	47.46	92.87	N 34'10'08" E
6	275.00	23*50'26"	114.43	58.05	113.60	N 34'09'30" E
7	25.00	5307'48"	23.18	12.50	22.36	N 48'49'26" E
8	25.00	5307'48"	23.18	12.50	22.36	N 04'18'22" W
9	25.00	28'04'21"	12.25	6.25	12.13	N 3647'43" E
10	60.00	28'04'22"	29.40	15.00	29.10	N 3647'42" E
11	60.00	144'54'11"	151.74	189.74	114.42	N 5011'34" W
12	60.00	107'59'32"	113.09	82.57	97.08	S 03°21'35" W
13	25.00	72°53'43"	31.81	18.46	29.70	S 1471'20" E
14	25.00	90'00'00"	39.27	25.00	35.36	N 45'30'00" W
15	25.00	90,00,00	39.27	25.00	35.36	N 44'30'00" E
16	25.00	53*58'05"	23.55	12.73	22.69	N 27'29'03" W
17	60.00	78*33'31"	82.27	49.07	75.97	N 1511'20" W
18	60.00	68*22'52"	71.61	40.76	67.43	N 5816'51" E
19	60.00	68*42*29"	71.95	41.01	67.72	S 5310'28" E
20	60.00	7247'19"	75.70	43.82	70.78	S 1719'26" W
21	25.00	90,00,00,	39.27	25.00	35.36	S 45'30'00" E
22	472.90	18'07'13"	149.56	75.41	148.94	N 13°02'38" E
23	472.90	04"1"17"	34.57	17.29	34.56	N 01°53'23" E
24	522.90	00°31'34"	4.80	2.40	4.80	S 00°03'31" W
25	1498.89	05*45'04"	150.45	75.29	150.39	N 49'05'48" W

CENTER LINE OF R/W CURVE TABLE										
	RADIUS				CHORD	CHORD BRG				
1		1	103.93		103.19	N 3410'08" E				
2	144.50	3412'33"	86.28	44.47	85.00	N 05'09'15" E				
3	497.91	28*02'44"	243.72	124.35	241.29	N 13'49'07" E				

VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: PLAT APPROVING AGENT 10ワ 151

COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, THE POQUOSON, THE POQUOSON AS THE LAW DIRECTS AS INSTRUMENT NO. 07007431