

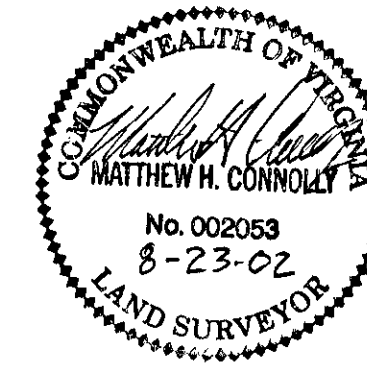
CONTROL MONUMENT
USED FOR THIS PLAT.
YC-035
E-12,017,812.989
N-3,622,967.181

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 JOHN GRIER CONSTRUCTION COMPANY AND WAS ACQUIRED FROM BENEL CORPORATION BY DEED DATED: MARCH 21, 2002 AND RECORDED IN INSTRUMENT #020005205 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2002.

SIGNED: Matthew H. Connolly DATE: 8-23-02
MATTHEW H. CONNOLLY, LAND SURVEYOR NO. 002053

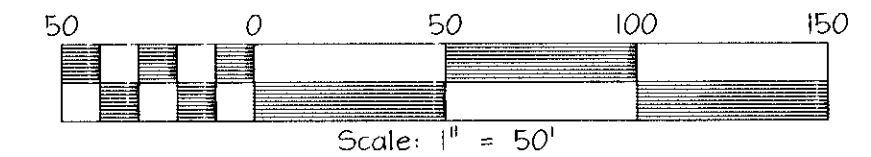


SUBDIVISION PLAT
MAGRUDER FIVE
BRUTON DISTRICT
COUNTY OF YORK, VIRGINIA
DATE: JUNE 7, 2002

LandTech Resources, Inc.
Surveying • Mapping • Land Design

5810-E Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

PROJECT #01-0121



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.

JOHN GRIER CONSTRUCTION COMPANY, A VIRGINIA CORPORATION

Joseph S. Terrell 8-30-02
JOSEPH S. TERRELL V.P. DATE

STATE OF VIRGINIA
COUNTY OF YORK

CITY/COUNTY OF James City, Maury J. Evans, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF August, 2002.

Maury J. Evans
NOTARY PUBLIC

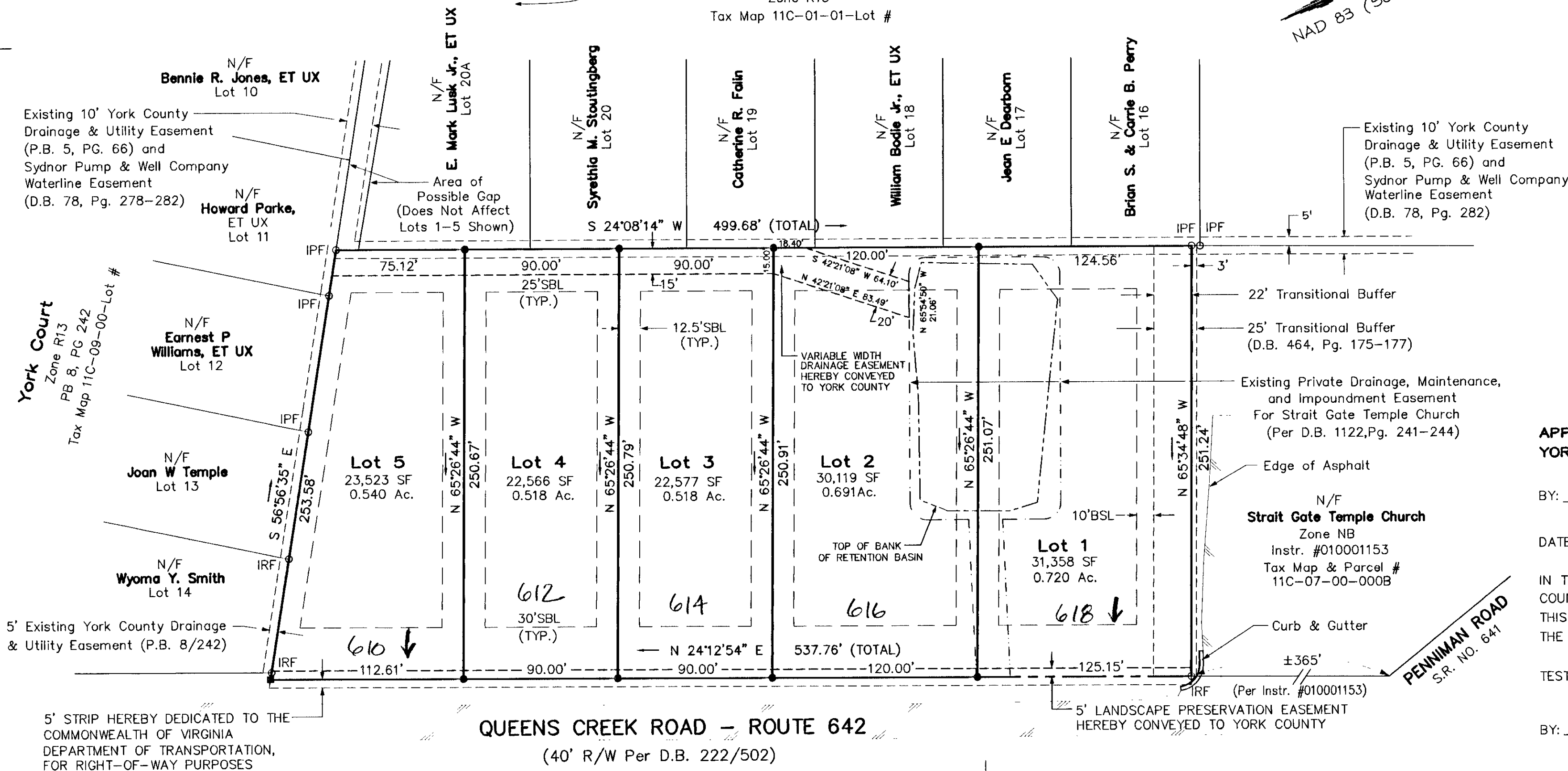
MY COMMISSION EXPIRES 11-30-05

GENERAL NOTES:

1. UNDERGROUND UTILITIES WERE NOT LOCATED.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510182 0030B DATED DECEMBER 16, 1988
4. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
5. 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.
6. 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.
7. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
8. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR EACH LOT SHALL NOT EXCEED 4,000 SQUARE FEET.

York Terrace, Section 1
PB 5, PG 66
Zone R13
Tax Map 11C-01-01-Lot #

VIRGINIA GRID NORTH
NAD 83 (SOUTH ZONE)



Property is Tax Map Parcel # 11-00-00-014A
GPIN Number G14C-2048-0404
Area Within Lots 2.988 Acres (130,142 S.F.)
Area Within R/W Dedication 0.062 Acres (2691 SF)
Total Subdivided Area 3.050 Acres (132,833 SF)

Setbacks:

Front Yard 30 Feet
Side Yard 12.5 Feet
Rear Yard 25 Feet

Zoning R13 - High Density Single-Family Residential District

Utilities:

Water: Each lot within this subdivision is served by public water provided by the City of Newport News.

Sewer: Each lot within this subdivision is served by public sewer provided by York County.

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRON ROD SET
- CONC. MONUMENT SET
- - - BUILDING SETBACK

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 2-6-2003

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 7th DAY OF February, 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 030003345 9:37 am

TESTE: Lynn S. Jenkins, Clerk
CLERK

BY: Melaney Thomas D.C.

QUEENS CREEK ROAD - ROUTE 642
(40' R/W Per D.B. 222/502)