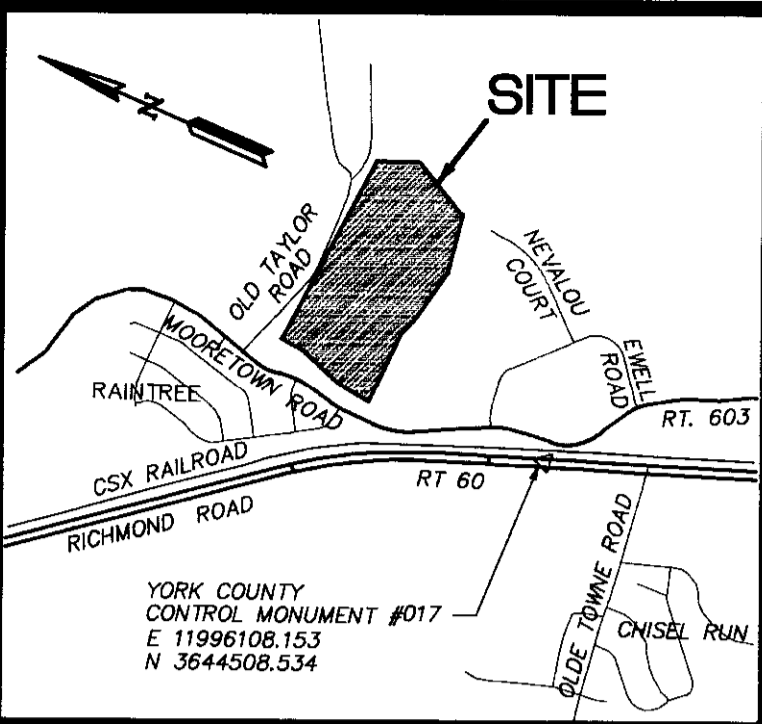


AREA TABULATION

TAX MAP 05-17-00-000A	377,352 S.F.±	8.663 AC.±
TAX MAP 05-17-00-000B	1,917,245 S.F.±	44.014 AC.±
TOTAL AREA SUBDIVIDED	2,294,597 S.F.±	52.677 AC.±

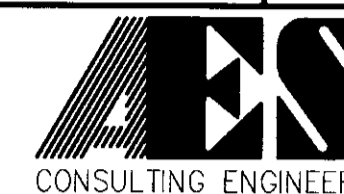
	TOTAL LOT AREAS		UNDEVELOPABLE AREAS	
PROPOSED PARCEL A	272,442 S.F. ±	6.254 AC. ±	42,069 S.F. ±	0.966 AC. ±
PROPOSED PARCEL B1	404,012 S.F. ±	9.275 AC. ±	0 S.F. ±	0 AC. ±
PROPOSED PARCEL B2	625,145 S.F. ±	14.351 AC. ±	898 S.F. ±	0.021 AC. ±
PROPOSED PARCEL B3	361,765 S.F. ±	8.305 AC. ±	63,024 S.F. ±	1.447 AC. ±
PROPOSED PARCEL B4	631,233 S.F. ±	14.491 AC. ±	7,690 S.F. ±	0.177 AC. ±
	2,294,597 S.F. ±	52.677 AC. ±	113,681 S.F. ±	2.611 AC. ±



VICINITY MAP
SCALE: 1"= 2000'

RESUBDIVISION OF THE FAMILY SUBDIVISION OF THE
PETER V. HENDERSON PROPERTY

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 6/26/08 SCALE: N/A DRAWN: AWT



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

AES JOB NO. 7779-1

SHEET 1 OF 2

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

[Signature]
PETER V. HENDERSON
6-26-08
DATE

CERTIFICATE OF ACKNOWLEDGEMENT:
NOTARY FOR OWNER

CITY/COUNTY OF James City County
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF June 2008 BY

[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7054427

MY COMMISSION EXPIRES: May 31, 2010

TRUSTEES CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

[Signature] Trustee
JEFFREY M. SUPERSKI (TRUSTEE) 6/27/08
DATE
[Signature] Trustee
JOHN K. O'SHAUGHNESSY (TRUSTEE) 6/30/08
DATE

CERTIFICATE OF ACKNOWLEDGEMENT:
NOTARY FOR TRUSTEE(S)

CITY/COUNTY OF Lancaster
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF June 2008 BY

[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7186799

MY COMMISSION EXPIRES: 7-31-2012

GENERAL NOTES

- PROPERTIES SHOWN INCLUDE ALL OF TAX MAP 05-17-00-000A, GPIN C18D-2778-1642 AND TAX MAP 05-17-00-000B, GPIN C18C-2025-1810.
- PROPERTIES ARE CURRENTLY ZONED RR (RURAL RESIDENTIAL DISTRICT).
- THESE PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510182-0025 B, DATED 12/16/88.
- THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR COVENANTS WHICH MAY AFFECT THIS PROPERTY.
- BUILDING SETBACK LINES PER YORK COUNTY ZONING ORDINANCE:
FRONT 50'
SIDE 20'
REAR 50' (OR AS SHOWN).
MINIMUM LOT SIZE: 1 ACRE.
MINIMUM LOT WIDTH: 150 FEET.
- EXISTING WATER & SEWER UTILITIES AS EVIDENT HAVE BEEN FIELD LOCATED BY AES CONSULTING ENGINEERS.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- PROPOSED PARCEL A & PARCEL B3 ARE CURRENTLY SERVED WITH A PRIVATE JOINT USE WELL.
- THE PROPERTY'S PRIVATELY MAINTAINED SANITARY SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18.1 OF THE YORK COUNTY CODE AND THE LATEST VERSION OF THE YORK COUNTY SANITARY SEWER STANDARDS AND SPECIFICATIONS.

GENERAL NOTES CONT'S:

- PORTIONS OF THESE PROPERTIES ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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.
 - THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.
- THE THREE (3) YEAR TIME PERIOD SHALL COMMENCE ON THE DATE OF COMPLETE 100% CONVEYANCE OF UNDIVIDED INTEREST TO THE GRANTEE FOR EACH OF THE PROPOSED SUBJECT PARCELS, PARCEL B1, PARCEL B2 AND PARCEL B4.
- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').

SURVEYOR'S STATEMENT

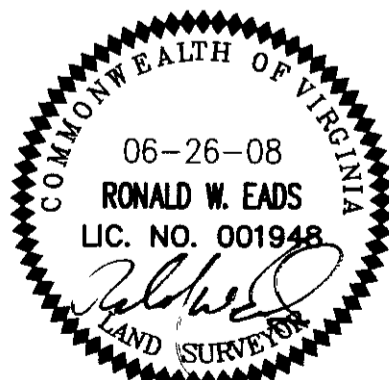
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/ 20,000'.

THIS IS TO CERTIFY THAT THE LAND IDENTIFIED AS TAX MAP 05-17-00-000A IS IN THE NAME OF PETER V. HENDERSON AND WAS ACQUIRED FROM LESLIE H. SCHULTZ (FORMERLY LESLIE F. HENDERSON), BY DEED DATED MARCH 12, 2008, AS INSTRUMENT #080008581 WITH A DEED OF TRUST, DATED NOVEMBER 2, 2004 TO CHESAPEAKE BANK AS INSTRUMENT #040023407, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

THIS IS TO CERTIFY THAT THE LAND IDENTIFIED AS TAX MAP 05-17-00-000B IS IN THE NAME OF PETER V. HENDERSON AND WAS ACQUIRED FROM DAVID L. HENDERSON AND SHIRLEY M. HENDERSON, HUSBAND AND WIFE, AND PARENTS OF PETER V. HENDERSON, BY DEED OF GIFT DATED MARCH 3, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN DEED BOOK 836, PAGE 814.

I CERTIFY THAT THE IRON PIPES OR PINS, AS WELL AS MONUMENTS, WILL BE SET WITHIN ONE YEAR OF APPROVAL AND RECORDATION.

[Signature]
RONALD W. EADS L.S. #1948
06-26-08
DATE



SEWER: EACH LOT WITHIN THIS RESUBDIVISION IS TO BE SERVED BY A PROPOSED PRIVATELY MAINTAINED SANITARY SEWER SYSTEM WHICH CONNECTS TO THE PUBLIC SEWER PROVIDED BY THE JAMES CITY COUNTY SERVICE AUTHORITY (JCSA).

WATER: PROPOSED PARCEL "A" & PROPOSED PARCEL "B3" ARE CURRENTLY SERVED BY EXISTING JOINT USE WELL AS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH. PROPOSED PARCEL "B1, PROPOSED PARCEL "B2" & PROPOSED PARCEL "B4" ARE TO BE SERVED BY INDIVIDUAL WELLS AS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.

[Signature]
VIRGINIA DEPARTMENT OF HEALTH
7/15/08
(DATED)

NOTE:
A DRY FIRE HYDRANT WAS CONSTRUCTED ON PARCEL "A" BY THE PROPERTY OWNER. (THE EXISTING DRY FIRE HYDRANT SHALL CONFORM TO THE CONSTRUCTION STANDARDS SET FORTH BY THE COUNTY OF YORK ASSISTANT CHIEF/FIRE MARSHALL JAMES R. DISHNER.) ACCESS TO THE EXISTING DRY FIRE HYDRANT SHALL BE PROVIDED AND MAINTAINED.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature], PLAT APPROVING AGENT
DATE: 7/17/08

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 18 DAY OF July, 2008.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 080016694

TESTE: [Signature], CLERK
[Signature] D.C.
2:11pm

2008 JUL 18 PM 2:11