

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 YORK COUNTY.

NOTES

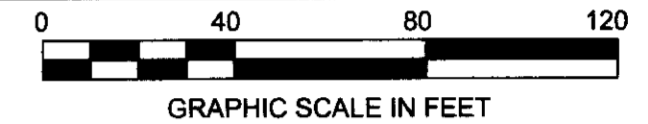
- HORIZONTAL DATUM IS BASED UPON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, COUNTY OF YORK PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 089-RESET. LOCATION: SEE VICINITY MAP. COORDINATE VALUE (US SURVEY FEET): N=3,587,856.900 E=12,076,514.058. ELEVATION OF STATION: 56.06'. VERTICAL DATUM IS BASED ON NAVD88.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY APPEARS TO LIE WITHIN ZONE X (AREA OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 510182 0037 B, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 1988.
- THERE IS EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND ADDITIONAL EASEMENTS AS SHOWN ON SHEET No. 16 AND 17 OF THE PLANS TO BE USED FOR ROUTE 17, STATE HIGHWAY PROJECT 6017-099-129, RW-201, C-501.
- UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO YORK COUNTY FOR THE PURPOSE STATED. PROPOSED WATERLINE EASEMENT SHOWN HEREON IS TO BE CONVEYED TO NEWPORT NEWS WATERWORKS. INGRESS/EGRESS EASEMENT SHOWN HEREON IS PRIVATE.
- THIS PROPERTY IS CURRENTLY ZONED GB (GENERAL BUSINESS DISTRICT).
- BUILDING SETBACK REQUIREMENTS FOR GB (GENERAL BUSINESS DISTRICT) ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 45'
 MINIMUM SIDE YARD: 10'
 MINIMUM REAR YARD: 10'
- THIS RESUBDIVISION INVOLVES THE FOLLOWING PARCELS:
 TAX MAP 29-00-00-078 GPIN: S06C-1619-1163
 TAX MAP 29-00-00-072 GPIN: S06C-1806-1086
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY BUFFA PROPERTIES, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 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.
- 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 FACILITIES.
- ANY FUTURE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE (CHESAPEAKE BAY PRESERVATION AREAS) AND SECTION 24.1-376 OF THE ZONING ORDINANCE (WATERSHED MANAGEMENT AND PROTECTIONS AREA OVERLAY DISTRICT).

PLAT SHOWING RESUBDIVISION
 OF
PARCEL 1 & PARCEL 2,
 STANDING IN THE NAME OF
BUFFA PROPERTIES, LLC
 GRAFTON MAGISTERIAL DISTRICT
 YORK COUNTY, VIRGINIA



WOOLPERT, INC.
 415 PORT CENTRE PARKWAY
 SUITE 101
 PORTSMOUTH, VIRGINIA 23704
 TEL: 757-399-6882 FAX: 757-399-6869

DES. N/A JOB NO. 066096.06
 DRN. RDA SCALE 1"=40'
 CKD. JGB DATE 02/15/2008
 SHEET NO. 1 OF 2
 FILE NO. 66096 PLAT2007.Dwg



LEGEND

○	IRON PIN FOUND
○	PIPE FOUND
●	IRON PIN TO SET
---	PROPERTY LINE
---	LINE VOIDED
---	JOINT DRAINAGE EASEMENT
---	WATERLINE EASEMENT
---	UTILITY EASEMENT
---	INGRESS/EGRESS EASEMENT
---	DENOTES AREA OF WATERLINE EASMENT
---	DENOTES AREA OF SANITARY SEWER EASMENT
---	DENOTES AREA OF INGRESS/EGRESS EASEMENT
---	DENOTES AREA OF PRIVATE DRAINAGE EASMENT

OWNER CERTIFICATION:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

BUFFA PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Mario C. Buffa DATE: Feb 19, 2008
 MARIO C. BUFFA, MANAGING MEMBER

DEED OF TRUST, DATED JUNE 2, 2006, RECORDED AS INSTRUMENT No. 060013108

TRUSTEE: William T. Hoddsden & Gerald L. Passaro DATE: 2/20/08
 WILLIAM T. HODSDEN & GERALD L. PASSARO,
 TRUSTEES, EITHER OF WHOM MAY ACT
 BENEFICIARY: TOWNE BANK

STATE OF VIRGINIA
 CITY/COUNTY: Newport News, TO WIT:

I, Kerry A. Beck, A NOTARY PUBLIC IN THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT MARIO C. BUFFA, MANAGING MEMBER OF BUFFA PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 19th DAY OF Feb, 2008 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF Feb, 2008
 SIGNED: Kerry A. Beck, NOTARY PUBLIC REG. NO. 204423
 MY COMMISSION EXPIRES: 12/31/10



STATE OF VIRGINIA
 CITY/COUNTY: Newport News, TO WIT:

I, Kerry A. Beck, A NOTARY PUBLIC IN THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT William T. Hoddsden & Gerald L. Passaro TRUSTEE FOR TOWNE BANK WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 20th DAY OF Feb, 2008 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF Feb, 2008
 SIGNED: Kerry A. Beck, NOTARY PUBLIC REG. NO. 204423
 MY COMMISSION EXPIRES: 12/31/10



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 BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1/20,000'.

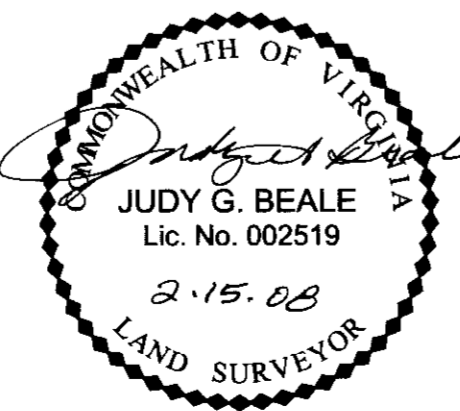
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF RESUBDIVISION IS IN THE NAME OF:

PARCEL 1: (TAX MAP 29-00-00-078) BUFFA PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM GW ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED MAY 30, 2006, AND DULY RECORDED AS INSTRUMENT NUMBER 060013107.
 PARCEL 2: (TAX MAP 29-00-00-072) BUFFA PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM HAMILTON R. THORNTON AND DELORES C. THORNTON BY DEED DATED APRIL 25, 2007, AND DULY RECORDED AS INSTRUMENT NUMBER 070010155.

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

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

Judy G. Beale 2-15-08
 JUDY G. BEALE, L.S. VA. 2519 DATE



REFERENCES

- PARCEL 1
- INSTRUMENT NO. 060013107 - DEED BY AND BETWEEN GW ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, GRANTOR; AND BUFFA PROPERTIES, L.L.C., VIRGINIA LIMITED LIABILITY COMPANY, GRANTEE, DATED MAY 30, 2006.
 - INSTRUMENT NO. 060013108 - DEED OF TRUST AMONG BUFFA PROPERTIES, L.L.C., GRANTOR; TOWNEBANK, LENDER, ALSO REFERRED TO AS BENEFICIARY; AND WILLIAM T. HODSDEN AND GERALD L. PASSARO, GRANTEE, ALSO REFERRED TO AS TRUSTEE, DATED JUNE 2, 2006.
 - D.B. 869 PG. 16 - DEED OF EASEMENT BY AND BETWEEN G. W. ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, LANDOWNER; AND THE COUNTY OF YORK, VIRGINIA, DATED MARCH 17, 1994.
 - D.B. 72 PG. 476 - DEED OF EASEMENT BY AND BETWEEN FRANK TAYLOR ESTATE - HEIRS, GRANTOR, AND THE COMMONWEALTH OF VIRGINIA, GRANTEE, DATED AUGUST 20, 1951.
 - D.B. 160 PG. 270 - CERTIFICATE OF EASEMENT BY AND BETWEEN JOHN F. TAYLOR AND MALISSIA E. TAYLOR, AND THE STATE HIGHWAY COMMISSIONER OF VIRGINIA, DATED SEPTEMBER 4, 1963.
 - D.B. 193 PG. 212 - FINAL ORDER CONFIRMING COMMISSIONERS' REPORT, STATE HIGHWAY COMMISSIONER OF VIRGINIA, CONDEMNOR, VS. JOHN F. TAYLOR AND MALISSIA E. TAYLOR, CONDEMNNEES, DATED JANUARY 11, 1966.
- PARCEL 2
- D.B. 987 PG. 483 - DEED BY AND BETWEEN THERESA BORUM AND THOMAS W. BORUM; RETHA ORGAN; DELORES EPPS AND GEORGE EPPS; VIRGIE WATKINS; GLORIA TATE; JOYCE THORNTON; EMMA THORNTON; AND RUTH THORNTON, GRANTORS; AND HAMILTON R. THORNTON AND DELORES C. THORNTON, GRANTEE, DATED OCTOBER 22, 1997.
 - D. B. 63 PG. 128 - EASEMENT AGREEMENT BY AND BETWEEN HAMILTON THORNTON AND LUCILLE H. THORNTON, OWNER, AND VIRGINIA ELECTRIC AND POWER COMPANY, DATED DECEMBER 1, 1945.
 - D.B. 72 PG. 447 - DEED OF EASEMENT BY AND BETWEEN HAMILTON THORNTON AND LUCILLE H. THORNTON, GRANTOR, AND THE COMMONWEALTH OF VIRGINIA, GRANTEE, DATED AUGUST 20, 1951.
 - D.B. 869 PG. 9 - DEED OF EASEMENT BY AND BETWEEN LUCILLE THORNTON, LANDOWNER, AND THE COUNTY OF YORK, VIRGINIA, DATED MARCH 17, 1994.
 - INSTRUMENT N. 000000174 - RIGHT OF WAY TAKE BY AND BETWEEN HAMILTON R. & DELORES C. THORNTON AND THE COMMONWEALTH OF VIRGINIA
 - INSTRUMENT NO. 000000240 - DEED OF EASEMENT BY AND BETWEEN HAMILTON R. & DELORES C. THORNTON AND VIRGINIA ELECTRIC AND POWER COMPANY.
 - INSTRUMENT NO. 000000170 - DEED OF EASEMENT BY AND BETWEEN HAMILTON R. & DELORES C. THORNTON AND VERIZON VIRGINIA INC.

APPROVED

BY: J.W. Bowers
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE: 4/22/08

APPROVED

YORK COUNTY BOARD OF SUPERVISORS:
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 7/25/08

STATE OF VIRGINIA
 COUNTY OF YORK:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON THE 28th DAY OF July, 2008 AT 12:51 PM THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 08001414
 TESTE: Lynn S. Mendicino CLERK
 BY: [Signature]