

TRUSTEE'S CONSENT:
 JEFFREY M. SZYPERSKI AND JOHN K. O'SHAUGHNESSY, OF 97 N. MAIN STREET, KILMARNOCK, VIRGINIA, TRUSTEES UNDER THAT CERTAIN DEED OF TRUST DATED FEBRUARY 14, 2002 AND RECORDED AS INSTRUMENT No. 020002550 AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, BENEFITTING CHESAPEAKE BANK LAFAYETTE BRANCH OF KILMARNOCK, VIRGINIA HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY SHOWN HEREON.
 SIGNED: *Jeffrey M. Szyperski* DATE 4/23/06
 SIGNED: *John K. O'Shaughnessy* DATE 4/27/06

STATE OF VIRGINIA: *Brook W. Penick* A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 27 DAY OF April 2006.
 SIGNED: *Brook W. Penick* NOTARY PUBLIC
 MY COMMISSION EXPIRES 5-31-06

NOW OR FORMERLY
 P.W. HIDDEN ESTATE

SUBDIVISION
 OF THE PROPERTY OF
COLONIAL RECREATION, INC.,
 A VIRGINIA CORPORATION,
 KNOWN AS 'THE MAHONE TRACT'

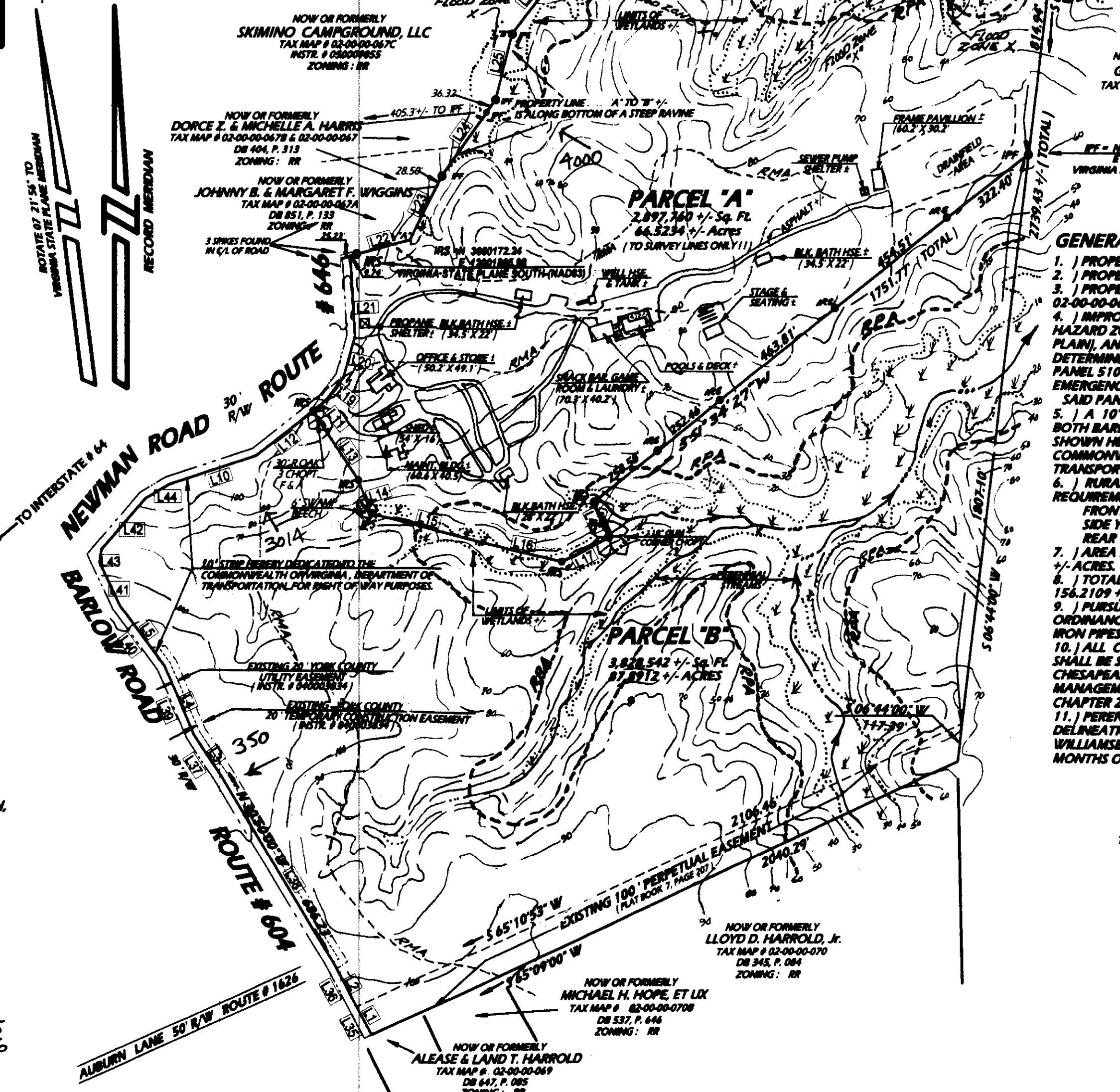
YORK COUNTY, VIRGINIA
 SCALE: 1" = 300'
 DATE: JULY 10, 2005
 REVISED: OCTOBER 10, 2005
 REVISSED: APRIL 10, 2006

SPEARMAN & ASSOCIATES, PC
 SURVEYORS & PLANNERS
 5682-A MOORETOWN ROAD
 WILLIAMSBURG, VIRGINIA 23188
 (757) 253-8720

LOCATION MAP
OWNER'S CONSENT:
 THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND TRUSTEES, IF ANY.
 SIGNED: *Gary T. Folt* DATE: 5-30-06
 GARY T. FOLT, PRESIDENT
 COLONIAL RECREATION, INC., A VIRGINIA CORPORATION

STATE OF VIRGINIA:
Constance Rhodes A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 3 DAY OF May 2006.
Constance Rhodes NOTARY PUBLIC
 MY COMMISSION EXPIRES May 31, 2006

SURVEYOR'S CERTIFICATE:
 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 COLONIAL RECREATION, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM: COLONIAL CAMPGROUNDS, L.P., A VIRGINIA LIMITED PARTNERSHIP, AND COLONIAL CAMPGROUNDS OF WILLIAMSBURG, INC., A VIRGINIA CORPORATION BY DEED DATED OCTOBER 10, 1997 AND DULY RECORDED OCT. 10, 1997 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 972, PAGE 886.
 I CERTIFY THAT MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2006.
Roger D. Spearman
 ROGER D. SPEARMAN, PLS #0014428 DATE: JULY 10, 2005
 Oct. 10, 2005
 April 10, 2006



- GENERAL NOTES:**
- PROPERTY ADDRESS: # 4000 NEWMAN ROAD.
 - PROPERTY IS ZONED RR (RURAL RESIDENTIAL).
 - PROPERTY GPPN = D208-2807-4677, TAX MAP # 02-00-00-048
 - IMPROVEMENTS ON PROPERTY APPEAR TO BE IN FLOOD HAZARD ZONE 'X' (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN), AND 'AE' (AREAS WITH BASE FLOOD ELEVATIONS DETERMINED TO BE 8.5' MSL), AS SHOWN ON COMMUNITY PANEL 510 182 0025B WHICH WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID PANEL HAS AN EFFECTIVE DATE OF DEC. 16, 1988.
 - A 10' STRIP OF LAND FROM THE EXISTING R/W OF BOTH BARLOW AND NEWMAN ROADS ONTO THE PROPERTY SHOWN HEREON IS HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR RIGHT OF WAY PURPOSES.
 - RURAL RESIDENTIAL ZONING DISTRICT YARD REQUIREMENTS:
 FRONT YARD = 50'
 SIDE YARD = 20'
 REAR YARD = 50'
 - AREA IN DEDICATED R/W = 31,298 +/- Sq. Ft. OR 0.7185 +/- ACRES.
 - TOTAL SUBDIVIDED AREA = 6,804,548 +/- Sq. Ft. OR 156.2109 +/- ACRES.
 - PURSUANT TO SECTION 20.5-78 (b) OF THE SUBDIVISION ORDINANCE, ALL NEW LOT CORNERS WILL BE MARKED WITH IRON PIPES OR PINS.
 - 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 et seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
 - PERENNIAL STREAMS DESIGNATION AND WETLANDS DELINEATION WERE FIELD ESTABLISHED BY THE WILLIAMSBURG ENVIRONMENTAL GROUP DURING THE MONTHS OF OCTOBER & NOVEMBER, 2005.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°30'00" W	101.27'
L2	N 27°30'00" W	158.34'
L3	N 33°49'00" W	150.94'
L4	N 23°09'00" W	235.41'
L5	N 36°09'00" W	238.38'
L41	N 24°49'00" W	151.77'
L42	N 41°01'00" E	211.44'
L43	N 08°06'00" E	41.97'
L44	N 59°27'00" E	87.00'
L10	N 71°41'00" E	288.29'
L11	N 51°59'00" E	53.07'
L12	N 51°59'00" E	226.96'
L13	N 33°07'16" W	261.45'
L14	N 21°14'51" W	111.93'
L15	N 75°47'04" W	306.69'
L16	N 75°49'06" W	312.25'
L17	S 63°05'46" W	169.95'
L45	S 22°28'39" E	121.31'
L19	N 37°28'00" E	88.41'
L20	N 15°35'00" E	135.38'
L21	N 03°14'00" W	249.76'
L22	N 75°18'00" E	195.48'
L23	N 26°32'00" E	228.63'
L24	N 34°35'00" E	298.33'
L25	N 14°11'00" E	213.32'
L26	N 38°08'00" E	203.93'
L27	N 02°34'14" E	126.23'
L28	N 41°35'00" E	284.12'
L29	N 78°50'47" E	231.40'
L30	S 06°06'43" E	209.78'
L31	N 79°44'24" E	408.93'
L32	S 78°39'31" E	287.70'
L33	N 80°52'24" E	230.10'
L34	S 52°25'24" E	338.18'
L35	N 27°30'00" W	100.11'
L36	N 27°30'00" W	157.61'
L37	N 33°49'00" W	152.62'
L38	N 30°50'00" W	686.23'
L39	N 23°09'00" W	234.90'
L40	N 36°09'00" W	238.01'

NOW OR FORMERLY
 GEORGE J. NICE
 TAX MAP # 003-01-00-0006
 DB 408, P. 009
 ZONING: RR

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
 BY: *Ol. Maddalena*
 PLAT APPROVING AGENT
 DATE: 4/5/06

STATE OF VIRGINIA,
COUNTY OF YORK:
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10 DAY OF July, 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 060013270. 12:06 pm
 TESTE: *Lynn S. Denking*
 CLERK
 BY: *Robert P. ...*

UTILITIES NOTE:
 PROPERTY SHOWN HEREON IS SERVED BY A PRIVATE WATER SYSTEM AND BY AN INDIVIDUAL AND/OR PRIVATE SEWER DISPOSAL SYSTEM.

NOTE:
 UNLESS SHOWN AS IFF, IFS, IRS OR OTHERWISE NOTED, POINTS AND LINES SHOWN HEREON ARE PER RECORD OR OTHER INFORMATION AND DO NOT REPRESENT A FULL SURVEY ON THE GROUND.

- LEGEND:**
- IFF = IRON PIPE FOUND
 - IFS = IRON PIPES SET
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - BSL = BLDG. SETBACK LINE
 - TAMP = TAXMAP
 - ⊙ = SOIL TEST HOLE (IF APPLICABLE)
 - CMF = CONC. MON. FOUND
 - CMS = CONC. MON. SET
 - RPA = (RESOURCE PROTECTION AREA)
 - RMA = (RESOURCE MANAGEMENT AREA)

