

FLOOD NOTE:
 THIS SITE APPEARS TO BE LOCATED IN FLOOD ZONE "X" (OUTSIDE THE 500 YEAR FLOODPLAIN), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA ON COMMUNITY MAP NUMBERS 51199C0205C AND 51199C0215C, WITH A REVISION DATE OF 6-16-09.

PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO 059
 X(EASTING) = 12069041.487
 Y(NORTHING) = 3598848.801
 ELEVATION = 52.45'

NOTES

1. PLAT BEARINGS ARE BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983). YORK COUNTY STATIONS USED - STATION 059 AND STATION 067. THE DISTANCES SHOWN ARE ALL GROUND DISTANCES. THE SCALE FACTOR FOR STATION 059 LOCATED AT THE INTERSECTION OF GEORGE WASHINGTON MEMORIAL HIGHWAY AND FT EUSTIS BOULEVARD IS 0.99995019.
2. THIS PLAT IS BASED ON A CHICAGO TITLE INSURANCE REPORT. THE FILE NUMBER IS 091024706, HAVING A COMMITMENT DATE OF DECEMBER 10, 2012.
3. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
4. THE LAND EMBRACED WITHIN THIS SUBDIVISION IS NOT LOCATED IN A RESOURCE PROTECTION AREA.
5. THE PROPERTY SHOWN HEREON IS ZONED PLANNED DEVELOPMENT RESIDENTIAL(PDR) IN ACCORDANCE WITH ORDINANCE NO. 12-11 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 16, 2012.
6. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY 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.
7. JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NUMBER WP4-13-0120.
8. THIS PROPERTY IS SUBJECT TO THE COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
9. THIS PLAT IS DIVIDING EXISTING "PARCEL 1", AS SHOWN ON INSTRUMENT NUMBER 040014597, INTO TWO PARCELS LABELED PARCEL A AND PARCEL B.
10. THIS PROPERTY HAS ASSESSOR PARCEL NO. 24-68-00-002 AND GPIN Q08b-3803-3232.

SUBDIVISION OF THE PROPERTY OF
 TRIPLE FEATURE ASSOCIATES,
 A VIRGINIA LIMITED PARTNERSHIP
 NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
 (SCALE: N/A - COVER) APRIL 9, 2013
 SHEET 1 OF 3
NDI ENGINEERING COMPANY
BASGIER AND ASSOCIATES DIVISION
 ENGINEERS-SURVEYORS-PLANNERS
 572 CENTRAL DRIVE, SUITE 103
 tele (757)431-2177, fax (757)431-2175
 VIRGINIA BEACH, VIRGINIA 23454

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, PROPRIETORS, AND TRUSTEES, IF ANY.

TRIPLE FEATURE ASSOCIATES,
 A VIRGINIA LIMITED PARTNERSHIP

SIGNED: Myron B. Mausteller Jr. DATE: 6-11-13
 MYRON B MAUSTELLER, GENERAL PARTNER
 JR.

NOTARY FOR OWNER

STATE OF VIRGINIA
 CITY OF Newport News, TO WIT:

I, Jennifer R Lewis A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Myron B Mausteller, JR WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 9th DAY OF April, 2013, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF JUNE, 2013.

Jennifer R Lewis
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/31/14



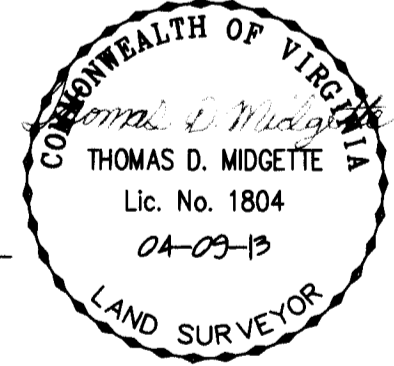
SURVEYOR'S CERTIFICATION:

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 IN 20,000.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP AND WAS ACQUIRED FROM H H WASON, M B MAUSTELLER, W W HAMNER, A GENERAL PARTNERSHIP, T/A THOMAS NELSON PROPERTIES BY DEED DATED DECEMBER 15, 1974 AND DULY RECORDED IN DEED BOOK 273, PAGE 87 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 07-01-13.

SIGNED: Thomas D. Midgette DATE: 04-09-13
 THOMAS D. MIDGETTE, LS # 1804



THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TRIPLE FEATURES ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, AND WAS ACQUIRED FROM H. H. WASON, M. B. MAUSTELLER, W. W. HAMNER, A GENERAL PARTNERSHIP T/A THOMAS NELSON PROPERTIES, BY DEED DATED DECEMBER 15, 1974 AND DULY RECORDED IN DEED BOOK 273, PAGE 87 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

| PARCEL | SQUARE FEET | ACRES |
|---------------|-------------|--------|
| A | 405,239 | 9.303 |
| B | 90,857 | 2.086 |
| TOTAL ACREAGE | 496,096 | 11.389 |

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.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 6/12/13

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT THE COUNTY OF YORK, THE 17th DAY OF June, 2013
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 130011191.
 TESTE: Lynn S. Mendibara 10:02 AM
 CLERK
 BY: Tabana D. Adams DC