

YORK COUNTY SURVEY MONUMENT

● STA. NO. 67
 E: 12070681.870 (US SURVEY FT)
 N: 3595939.553 (US SURVEY FT)
 ELEV: 48.40' (NGVD 1929)

EASEMENT NOTE

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 INCLUDES: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.

PROPERTY INFORMATION

LOT 8
 TAX MAP # 24-16-00-008
 GPIN: Q08d-4540-0819
 ZONING: IL (LIMITED INDUSTRIAL)
 120 GREENE DRIVE

LOT 1
 TAX MAP # 24-28-00-001
 GPIN: Q08d-4761-0899
 ZONING: IL (LIMITED INDUSTRIAL)
 112 GREENE DRIVE

**RESUBDIVISION OF
 LOT 8, GREENE INDUSTRIAL PARK
 & LOT 1,
 W.P. GREENE INDUSTRIAL PARK,
 SECTION TWO**

NELSON DISTRICT, YORK COUNTY, VIRGINIA
 DATE: 04/16/2015 SHEET 1 OF 2 JOB # 14-236



3925 Midlands Road Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAT REPRESENTS A CURRENT FIELD SURVEY OF THE PROPERTIES SHOWN HEREON.
- PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0136D - EFFECTIVE MAP DATE OF JANUARY 16, 2015.
- MINIMUM BUILDING SETBACKS FOR IL (LIMITED INDUSTRIAL):
 FRONT: 45'
 SIDE YARD: 10'
 REAR: 10'
 MINIMUM LOT SIZE: 20,000 S.F.
 MINIMUM LOT WIDTH: 100' @ 45' BSL
 MAXIMUM BUILDING HEIGHT: 60'
- THE SUBJECT PROPERTY LIES WITHIN LANDS DESIGNATED BY YORK COUNTY AS WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT (WMP). ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WMP SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY LIES WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS. ALL FUTURE 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 LAND BEING CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS IDENTIFIED AS TAX MAP #24-16-00-008 (GPIN: Q08D-4540-0819) OWNED BY C.A. BARRS CONTRACTOR, INC. AND TAX MAP #24-28-00-001 (GPIN: Q08D-4761-0899) OWNED BY LEGACY LAND, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THE LIMITS OF THE NATURAL RESOURCES HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS (CBPA'S) AND WATERSHED PROTECTION AREAS.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

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

LOT 8 GPIN: Q08d-4540-0819

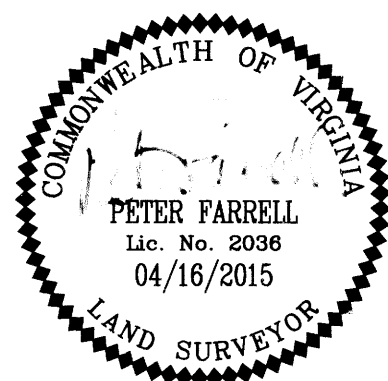
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION IS IN THE NAME OF C. A. BARRS CONTRACTOR, INC, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM ROBERT H. FELCH AND BARBARA S. FELCH, HUSBAND & WIFE, BY DEED DATED DECEMBER 28, 1979 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JANUARY 7, 1980 IN D.B. 337, PG. 49.

LOT 1 GPIN: Q08d-4761-0899

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION IS IN THE NAME OF LEGACY LAND, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM STEPHEN C. BARRS, HEIR TO THE ESTATE OF CARL A. BARRS, DECEASED, BY DEED DATED APRIL 17, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON APRIL 20, 2009 AS INSTRUMENT NO. 090007430.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2015.

Peter Farrell DATE: 04/16/2015
 PETER FARRELL



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.

C.A. BARRS CONTRACTOR, INC., A VIRGINIA CORPORATION

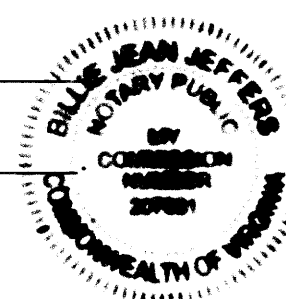
BY: [Signature] 4/17/15
 SIGNATURE DATE

Stephen C. Barrs President
 NAME PRINTED TITLE

NOTARY STATEMENT

STATE OF VIRGINIA
 COUNTY OF York
 TO WIT:
 I, Billie Jean Jeffers, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 17th DAY OF April, 2015.

Billie Jean Jeffers
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 30, 2018
 REGISTRATION NO. 207091



TRUSTEES CONSENT:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEE.

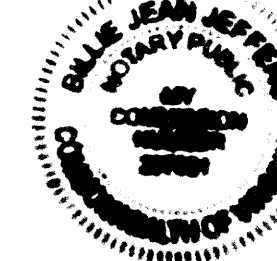
BY: [Signature] 4/17/15
 PHILIP M RUDISILL AND BRIAN K. SKINNER, TRUSTEES, DATE
 EITHER OF WHOM MAY ACT

DEED OF TRUST DATED APRIL 17, 2009
 RECORDED AS INSTRUMENT NO. 090007431
 BENEFICIARY: TOWNEBANK

NOTARY STATEMENT

STATE OF VIRGINIA
 COUNTY OF York
 TO WIT:
 I, Billie Jean Jeffers, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 17th DAY OF April, 2015.

Billie Jean Jeffers
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 30, 2018
 REGISTRATION NO. 207091



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.

LEGACY LAND, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY

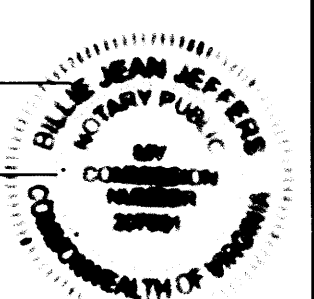
BY: [Signature] 4/17/15
 SIGNATURE DATE

Stephen C. Barrs Member
 NAME PRINTED TITLE

NOTARY STATEMENT

STATE OF VIRGINIA
 COUNTY OF York
 TO WIT:
 I, Billie Jean Jeffers, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 17th DAY OF April, 2015.

Billie Jean Jeffers
 NOTARY PUBLIC
 MY COMMISSION EXPIRES April 30, 2018
 REGISTRATION NO. 207091



**APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS**

BY: [Signature]
 PLAT APPROVING AGENT
 DATE: 5/27/15

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28th DAY OF May, 2015. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 15000 8836

TESTE: Kristen N. Nelson 9:55am
 CLERK
 BY: [Signature] D.C.
 LANDTECH RESOURCES, INC.