

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 RESUBDIVISION IS IN THE NAME OF: KAHN PROPERTIES EAST, LLC, AND WAS ACQUIRED AS FOLLOWS:

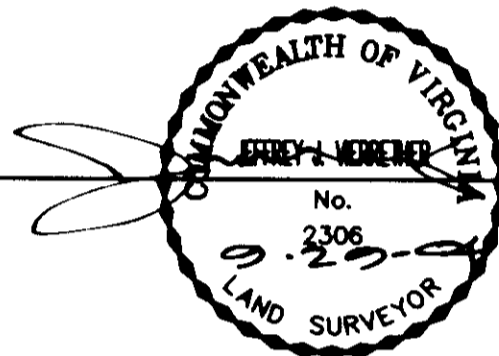
TAX #02-17-00-001D WAS ACQUIRED FROM PAGE R. DYE, ET UX. BY DEED DATED JANUARY 5, 1999, AND DULY RECORDED IN DEED BOOK 1066 AT PAGE 557.

TAX #02-17-00-001 WAS ACQUIRED FROM COMMONWEALTH OF VIRGINIA BY DEED DATED JUNE 27, 2001, AND DULY RECORDED AS INSTRUMENT #LR020002120

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

CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2004.

JEFFREY J. WERRETHER



DATED

NOTES:

1. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182 0025 B, EFFECTIVE DATE: DECEMBER 16, 1988.
FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
2. 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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
3. 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.
4. 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 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 UTILITY FACILITIES.
5. THE PROPERTY SHOWN HEREON IS ZONED EO (ECONOMIC OPPORTUNITY). THE BUILDING SETBACKS FOR THE ZONE ARE AS FOLLOWS:
FRONT: 45'
SIDE: 10'
REAR: 10'
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. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 KAHN PROPERTIES EAST, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
8. NO GEODETIC CONTROL MONUMENTS WERE USED IN THE PREPARATION OF THIS PLAT. BEARINGS ARE REFERENCED TO SURVEYS PREVIOUSLY TIED TO THE VIRGINIA STATE GRID COORDINATE SYSTEM. SAID SURVEYS BEING RECORDED IN PLAT BOOK 12, PAGE 584 & STATE HIGHWAY PLAT BOOK 9, PAGE 19.
9. THE PROPERTY SHOWN HEREON LIES WITHIN THE WATERSHED MANAGEMENT OVERLAY DISTRICT AND MUST COMPLY WITH SEC. 24.1-376 OF THE ZONING ORDINANCE.

THE PROPERTY SHOWN HEREON IS IDENTIFIED BY THE FOLLOWING TAX MAP & GPIN NUMBERS:

TAX MAP	GPIN
02-17-00-001D	B19b-4525-3307
02-17-00-001	B19b-4378-3286

AREA OF PARCELS = 194,388 SF OR 4.463 ACRES
 AREA OF DEDICATION = 2,899 SF OR 0.067 ACRES
 TOTAL RESUBDIVIDED AREA = 197,287 SF OR 4.530 ACRES

RESUBDIVISION OF PROPERTY OWNED BY
KAHN PROPERTIES EAST, LLC
 AS SHOWN IN S.H.P.B. 9, PAGE 19
 YORK COUNTY, VIRGINIA
 BRUTON DISTRICT
 MARCH 15, 2004



SHEET 1 OF 3

LEGEND

- IRON PIN/PIPE FOUND - PIN(F), PIPE(F)
- IRON PIN SET - PIN(S)
- MONUMENT FOUND - MON(F)
- MONUMENT SET - MON(S)
- RPA - RESOURCE PROTECTION AREA
- RMA - RESOURCE MANAGEMENT AREA

THE PLATTING OF LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY. KAHN PROPERTIES EAST, L.L.C. A SOUTH CAROLINA LIMITED LIABILITY COMPANY.

HOWARD JENKINS, MEMBER DATE

VIRGINIA
 STATE OF ~~SOUTH-CAROLINA~~ RICHMOND
 CITY/COUNTY OF ~~COLUMBIA~~ TO WIT:

I, BEVERLY BAILEN, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT HOWARD JENKINS, MEMBER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 15th DAY OF MARCH, 2004 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 28th DAY OF September, 2004.

Beverly Baillen MY COMMISSION EXPIRES: 10/31/05
 NOTARY PUBLIC



UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

DRWN. BY MAS
 CHK'D. BY _____ DATE 03/11/03

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 12/8/04

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, POQUOSON, ON THE 9th DAY OF December, 2004, THIS MAP WAS PRESENTED 11:58am AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040025538

TESTE: Lynn S. Jenkins, CLERK.

BY: Archana M. Chivamurthy, D