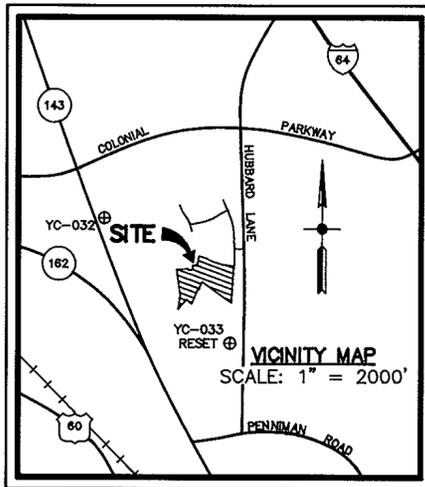


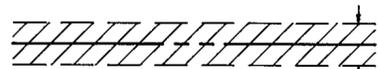
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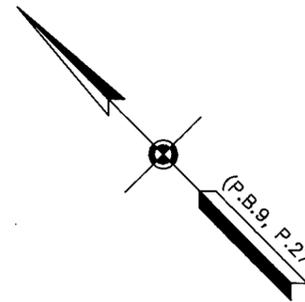
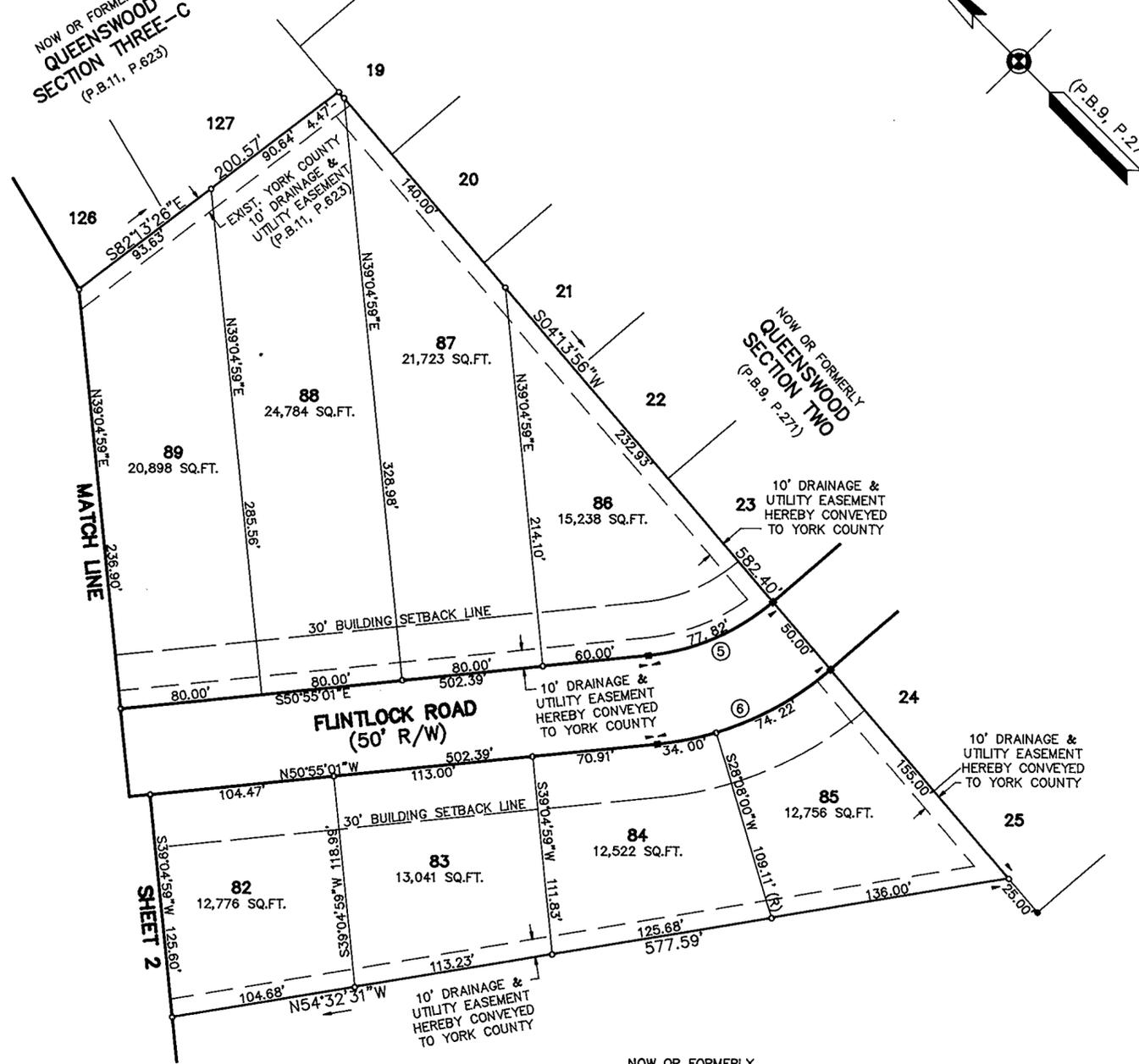
LEGEND:

- DENOTES PIPE, PIN OR MONUMENT FOUND
- DENOTES PIPE SET
- DENOTES CONCRETE MONUMENT SET



20' DRAINAGE EASEMENTS HEREBY CONVEYED TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION

NOW OR FORMERLY
QUEENSWOOD
SECTION THREE-C
(P.B.11, P.623)



QUEENSWOOD

SECTION THREE-D

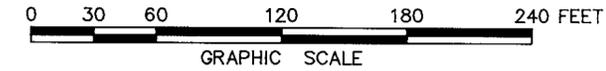
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

SHEET 1 OF 2

SCALE: 1" = 60' JUNE 3, 1993



GRAPHIC SCALE

THE PLATING OF THE LAND HEREON SHOWN FOR ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, AND NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION, DOING BUSINESS AS QUEENSWOOD JOINT VENTURE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

QUEENSWOOD JOINT VENTURE: ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION

BY: Henry H. Stephens DATE: 7-15-93
HENRY H. STEPHENS, PRESIDENT

NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION

BY: Lynn I. Parsons DATE: 7-15-93
LYNN I. PARSONS, PRESIDENT

ROBERT B. UPSHAW OR B.M. MILLNER, TRUSTEE EITHER OF WHOM MAY ACT
SIGNET BANK/VIRGINIA, BENEFICIARY
(D.B.527, P.815; AUGUST 24, 1988)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Molly Joseph Ward, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF July, 1993.

Molly Joseph Ward
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 1996

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 ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, AND NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION, DOING BUSINESS AS QUEENSWOOD JOINT VENTURE, AND WAS ACQUIRED FROM NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION BY DEED DATED AUGUST 3, 1988 AND RECORDED IN DEED BOOK 527, PAGE 812 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1993.



NOW OR FORMERLY
NEW WILLIAMSBURG PROPERTIES LIMITED,
A VIRGINIA CORPORATION

(D.B.449, P.43; P.B.10, P.247)
(FUTURE DEVELOPMENT)

AREA WITHIN LOTS = 8.534 ACRES
RIGHT-OF-WAY AREA = 1.319 ACRE
TOTAL SUBDIVIDED AREA = 9.853 ACRES

EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES:

MINIMUM BUILDING SETBACK LINE SHOWN THUS:

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	90°00'00"	39.27'	25.00'	35.36'	S48°46'10"E
2	25.00'	90°00'00"	39.27'	25.00'	35.36'	N41°13'50"E
3	216.12'	13°43'24"	51.76'	26.01'	51.64'	S86°54'41"E
4	216.12'	42°51'09"	161.64'	84.81'	157.90'	S72°20'35"E
5	127.93'	34°51'03"	77.81'	40.15'	76.62'	S68°20'33"E
6	177.93'	34°51'03"	108.22'	55.85'	106.57'	N68°20'33"W
7	166.12'	42°51'09"	124.24'	65.19'	121.37'	N72°20'35"W
8	106.18'	62°45'15"	116.30'	64.75'	110.57'	S35°08'48"E
9	156.18'	62°45'15"	171.06'	95.25'	162.64'	N35°08'48"W

NOTES:

1. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
2. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. THIS SUBDIVISION IS NOT ON THE COUNTY OF YORK HORIZONTAL AND VERTICAL CONTROL NETWORK.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Mark Cate
PLAT APPROVING AGENT

DATE: August 9, 1993

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 21st DAY OF August, 1993, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 11, PAGE 639

TESTE: NANCY B. KANE, CLERK

BY: Catharine Bandy, D.C.
CLERK

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 10-10.

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 THE COUNTY OF YORK.

C.E. NEWBAKER III, L.S.# 1380