

SUBDIVISION PLAT OF BROWNSVILLE TERRACE

SECTION ONE

COUNTY OF YORK, VIRGINIA
DAVIS & ASSOCIATES
SURVEYORS - PLANNERS
4033 GEORGE WASHINGTON
MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23692

SCALE : 1" = 100'
0 50 100 200
GRAPHIC SCALE
DATE : 21 DECEMBER, 1993

- SYMBOLS—
- DENOTES MINIMUM BUILDING SETBACK LINE
 - DENOTES DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENTS FOUND
 - DENOTES CONCRETE MONUMENTS TO BE SET

PRIMARY GEODETIC CONTROL MONUMENTS

- 042 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 4' BELOW THE GROUND SURFACE, STAMPED "STATION NO. 042". THE DISK IS LOCATED IN THE EASTERN GRASS MEDIAN AT THE INTERSECTION OF ROUTE 238 (OLD WILLIAMSBURG ROAD) AND 660 (BAPTIST ROAD), 7.5' NORTH OF THE EDGE OF THE PAVEMENT OF THE EASTBOUND LANES OF ROUTE 238, 27.5' EAST OF THE TRAFFIC LIGHT POLE.
COORDINATES-U.S.SURVEY FEET-12051247.375(E), 3613951.988(N)
- 044 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1' BELOW THE GROUND SURFACE, STAMPED "STATION NO. 044". THE DISK IS LOCATED 10.5' SOUTH OF THE EDGE OF PAVEMENT OF ROUTE 238 (OLD WILLIAMSBURG ROAD), 75.0' WEST OF UTILITY POLE QA-08.
COORDINATES-U.S.SURVEY FEET-12049008.377(E), 3613559.739(N)

NOTE: THE SIGHT EASEMENT AT THE INTERSECTION, AS SHOWN ON THIS PLAT, IS 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 THIS SIGHT EASEMENT AREA. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

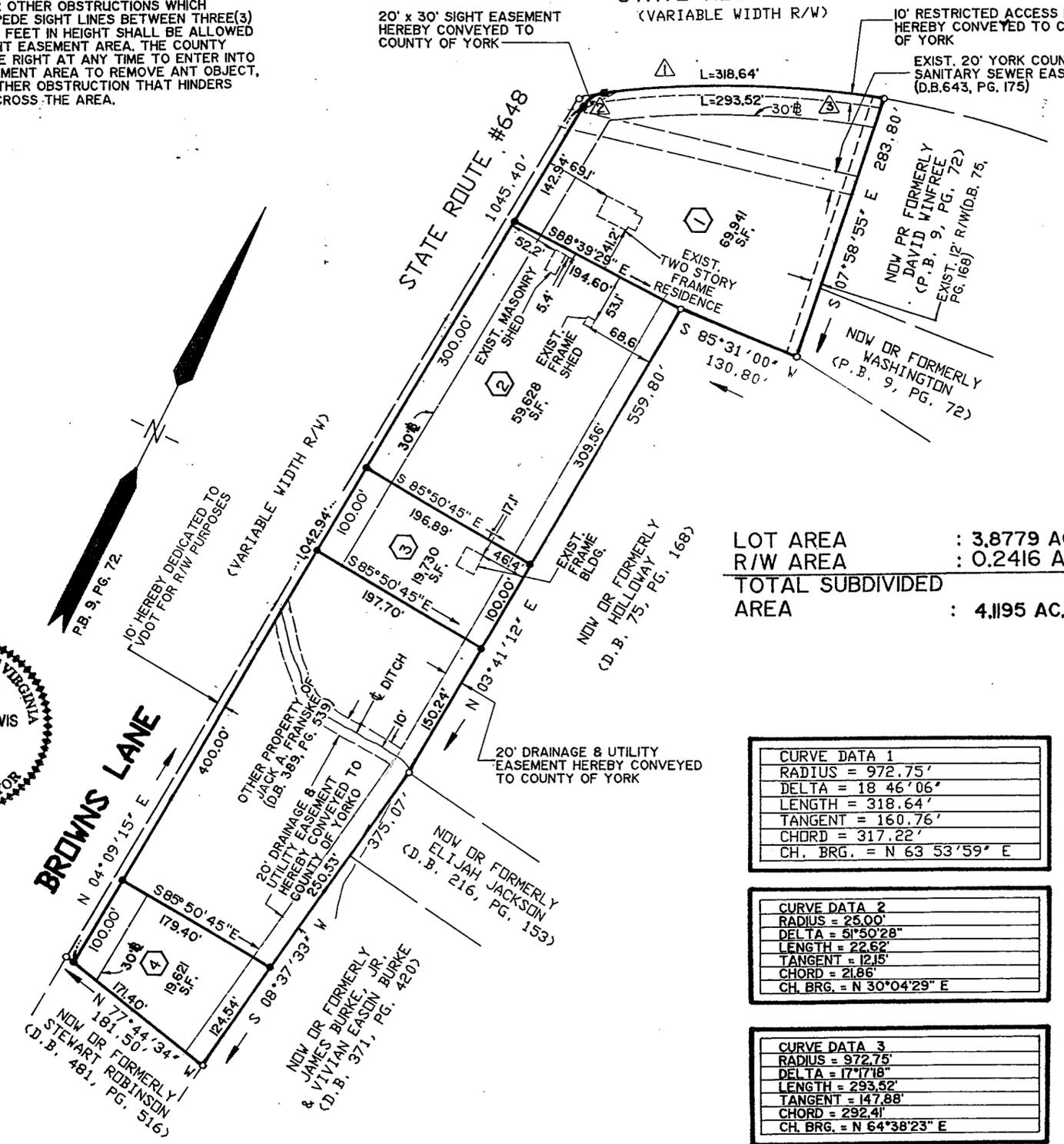
NOTE : THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0035 B, REVISED DATE : DECEMBER 16, 1988.

NOTE : NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.

TAX MAP 17J PARCEL 44

NOTE: 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.

OLD WILLIAMSBURG ROAD STATE ROUTE #238 (VARIABLE WIDTH R/W)

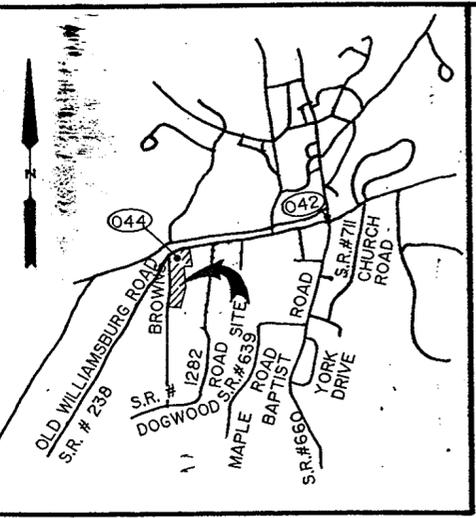


LOT AREA : 3.8779 AC.
R/W AREA : 0.2416 AC.
TOTAL SUBDIVIDED AREA : 4.1195 AC.

CURVE DATA 1
RADIUS = 972.75'
DELTA = 18 46' 06"
LENGTH = 318.64'
TANGENT = 160.76'
CHORD = 317.22'
CH. BRG. = N 63 53' 59" E

CURVE DATA 2
RADIUS = 25.00'
DELTA = 51 50' 28"
LENGTH = 22.62'
TANGENT = 12.15'
CHORD = 21.86'
CH. BRG. = N 30 04' 29" E

CURVE DATA 3
RADIUS = 972.75'
DELTA = 17 17' 18"
LENGTH = 293.52'
TANGENT = 147.88'
CHORD = 292.41'
CH. BRG. = N 64 38' 23" E



VICINITY MAP
SCALE : 1" = 2,000'
0 1,000 2,000
GRAPHIC SCALE

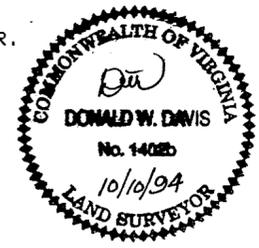
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS PROPRIETORS, AND TRUSTEES IF ANY.

John F.A. Franske, Trustee 2/24/94
JOHN F. A. FRANSKE, TRUSTEE DATE
INTER-VIVOS LIVING TRUST

STATE OF VIRGINIA TO WIT :
I, Kelly A. Mullins, A NOTARY PUBLIC IN AND FOR THE County of York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 24th DAY OF February, 1994.

Kelly A. Mullins
NOTARY PUBLIC
MY COMMISSION EXPIRES : 11/30/97

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 SUBDIVISION IS IN THE NAME OF JACK A. FRANSKE AND WAS ACQUIRED FROM WILLIAM R. BLAND, SPECIAL COMMISSIONER, ON BEHALF OF CHARLES E. BROWN, JR. AND BARBARA W. BROWN, HIS WIFE, AND ALL OF THE HEIRS AT LAW OF LUCY H. BROWN, ALSO KNOWN AS LUCY HOBDAW BROWN, DECEASED BY DEED DATED DECEMBER 8, 1983 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 389, PAGE 539.



I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 1994.

Donald W. Davis 10 Oct 94
DONALD W. DAVIS, C.L.S. DATE

UTILITY NOTES :
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY : J. Mark Carter
PLAT APPROVING AGENT
DATE : December 29, 1994

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29th DAY OF December 1994, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 187. 9:08
TESTE : Nancy B. Kane
CLERK
BY : [Signature]