



VICINITY MAP
SCALE: 1"=2000'

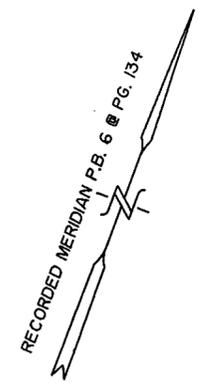
RESUBDIVISION OF LOT 32 AND COMMON AREA WILLIAMSBURG BLUFFS

SECTION I, PHASE I
COUNTY OF YORK, VIRGINIA
RICKMOND ENGINEERING, INC.
1643-C MERRIMAC TRAIL
WILLIAMSBURG, VIRGINIA 23185
(804) 229-1776

SCALE: 1"=50' DATE: 8/22/94
SHEET 1 OF 1

GEODETIC CONTROL MONUMENTS

STA. NUMBER	EASTING (X)	NORTHING (Y)
035	12017812.989	3622967.181
036	12020310.708	3622857.854
038	12022905.306	3622684.216
039	12020982.199	3617510.523



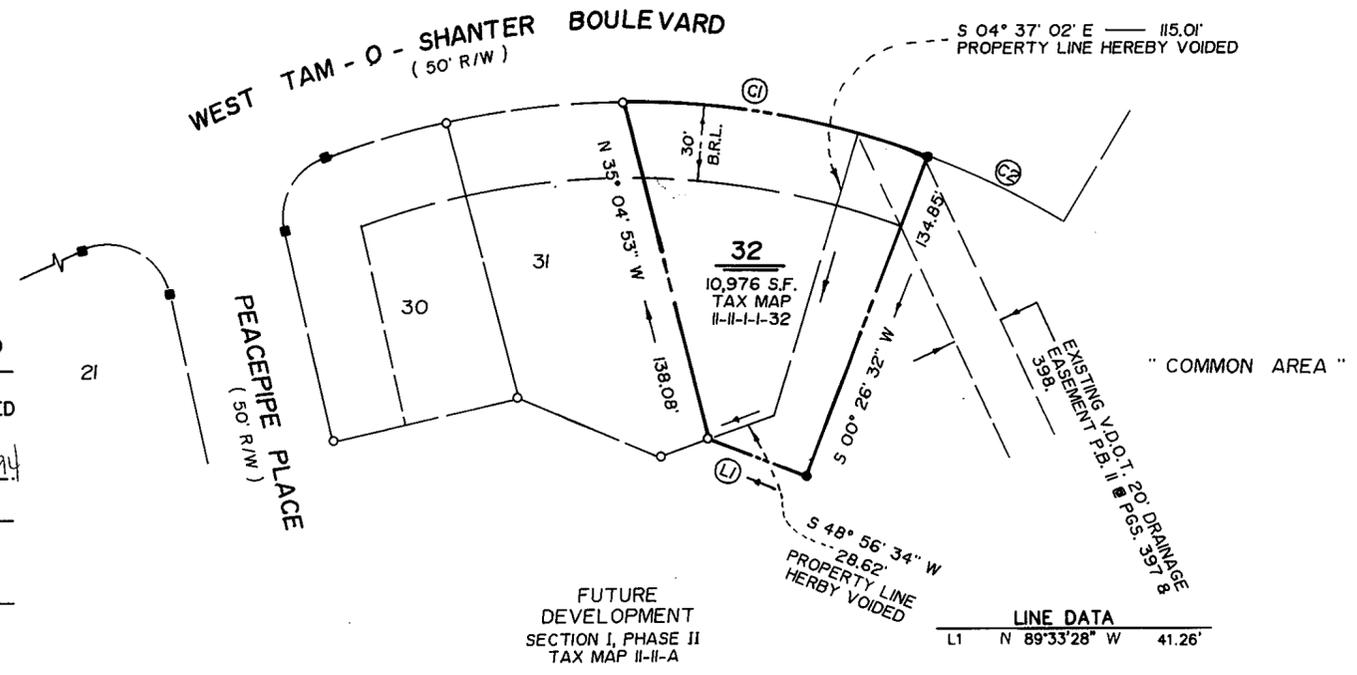
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS:

W.A.R.S., INC., A VIRGINIA CORPORATION
Alan D. Stein
ALAN D. STEIN VICE PRESIDENT

DATE: October 20, 1994

STATE OF VIRGINIA, TO WIT:
I, AUDRA E. HAHM OF NOTTALF, A NOTARY PUBLIC IN AND FOR THE STATE OF NOTTALF
DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 20th DAY OF October, 1994
Audra E. Hahm
NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 1998



THE COMMON AREA IN THIS SUBDIVISION KNOWN AS WILLIAMSBURG BLUFFS SHALL BE OWNED AND MAINTAINED, UPON RECORDATION OF THE DEED VESTING TITLE IN SUCH ASSOCIATION, BY THE WILLIAMSBURG BLUFFS COMMUNITY ASSOCIATION, PURSUANT TO THE BYLAWS, COVENANTS, AND RESTRICTIONS WHICH WERE RECORDED WITH THE ORIGINAL SUBDIVISION PLAT, RECORDED ON JANUARY 31, 1992 IN PLAT BOOK #, PAGE 397.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24-158 OF THE YORK COUNTY ZONING ORDINANCE.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HERewith 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 W.A.R.S., INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

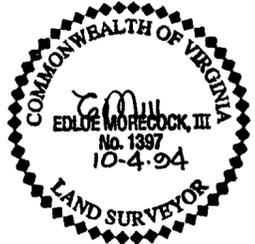
LOT ACREAGE TABLE

LOT	EXISTING AREA	RESUBDIVIDED AREA
32	7518 S.F.	10,976 S.F.

CURVE DATA						
LABEL	RAD	ANGLE	CHORD	CHRD BEAR	TAN	ARC
C1	339.80'	20°56'54"	123.55'	N 79°58'05" E	62.82'	124.24'
C2	339.80'	10°10'45"	60.29'	S 84°28'06" E	30.26'	60.37'

REF: PB 11 @ PG 37
PB 11 @ PG 397-398

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.

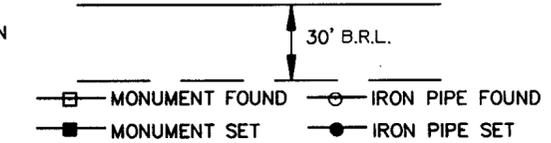


TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF W.A.R.S., INC.
AND WAS ACQUIRED FROM BENEL CORP. BY DEED DATED MAY 10, 1988, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 519, PAGE 168. I CERTIFY THAT MONUMENTS & IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1995

Edloe Morecock III 10-4-94
C.L.S. DATE

EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE & UTILITIES:

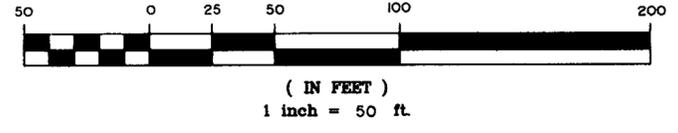
MINIMUM BUILDING RESTRICTION LINE SHOWN THIS:



AREA OF EXISTING LOT 0.17 AC.
AREA OF PROPOSED LOT 0.25 AC.
TOTAL AREA SUBDIVIDED 0.25 AC.

UTILITIES NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

GRAPHIC SCALE



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: *James Carter*
PLAT APPROVING AGENT
DATE: January 17, 1995

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 17th DAY OF January, 1995 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 191

TESTE: NANCY B. KANE
CLERK
BY: *Rachael B. Donause*