

QUEEN'S CREEK ESTATES

SECTION 2 B

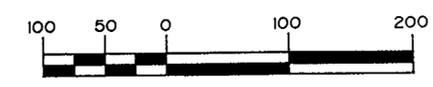
COUNTY OF YORK, VIRGINIA
DATE: 11-1-96 JOB NO.: 96187

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(804)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying

SCALE: 1" = 100'



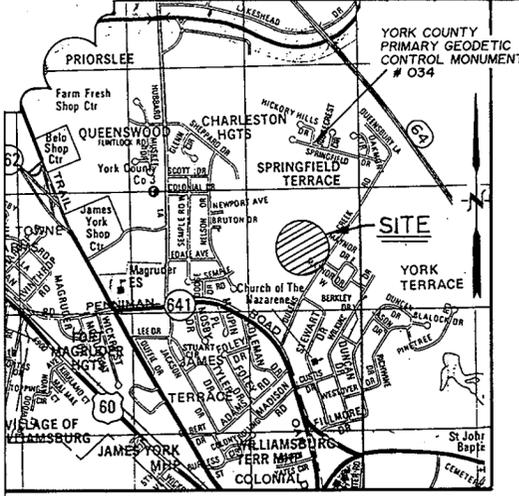
CURVE DATA TABLE

NO.	DELTA	RAD.	ARC	TAN.	CHORD	CH. BEARING
1	90-00-00	25.00	39.27	25.00	35.36	S 06-00-00 E
2	12-24-41	325.00	70.40	35.34	70.26	N 57-12-21 W
3	90-00-00	25.00	39.27	25.00	35.36	N 84-00-00 E
4	90-00-00	25.00	39.27	25.00	32.08	N 06-00-00 W
5	79-50-09	25.00	34.83	20.92	32.08	S 89-04-56 W
6	259-50-09	60.00	272.10	-----	-----	-----
7	90-00-00	25.00	39.27	25.00	35.36	N 84-00-00 E
8	93-26-59	25.00	40.78	26.55	36.40	N 85° 43' 30" E
9	8-33-01	25.00	37.76	23.54	34.28	N 04° 16' 30" W
10	14-30-33	325.00	82.30	41.37	82.08	N 70-40-04 W
11	26-55-15	275.00	129.21	65.82	128.03	N 64-27-42 W

LEGEND

- ◆ - DENOTES IRON PIPE FOUND
- - DENOTES IRON ROD SET
- ⊙ - DENOTES IRON ROD FOUND
- - CONCRETE MONUMENT SET
- B.S.L. - BUILDING SETBACK LINE
- 20' x 20' SIGHT EASEMENT TO YORK COUNTY
- ▨ - EXISTING EASEMENT
- ▩ - PROPOSED EASEMENT

The common area in this subdivision known as Queen's Creek Estates shall be owned and maintained by the Queen's Creek Estates Homeowners Association, Inc., which by laws, covenants, and restrictions have been recorded with this plat.



VINICITY MAP

SCALE: 1" = 2000'

OWNERS CONSENT

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

George Fiscella
George Fiscella
 FOR: QUEEN'S CREEK, L.L.C.
 (A VIRGINIA LIMITED LIABILITY COMPANY)

DATE: November 6, 1996

STATE OF VIRGINIA, TO WIT
 I, Deborah M. Peaves, A NOTARY PUBLIC IN
 AND FOR THE City OF Newport News
 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.

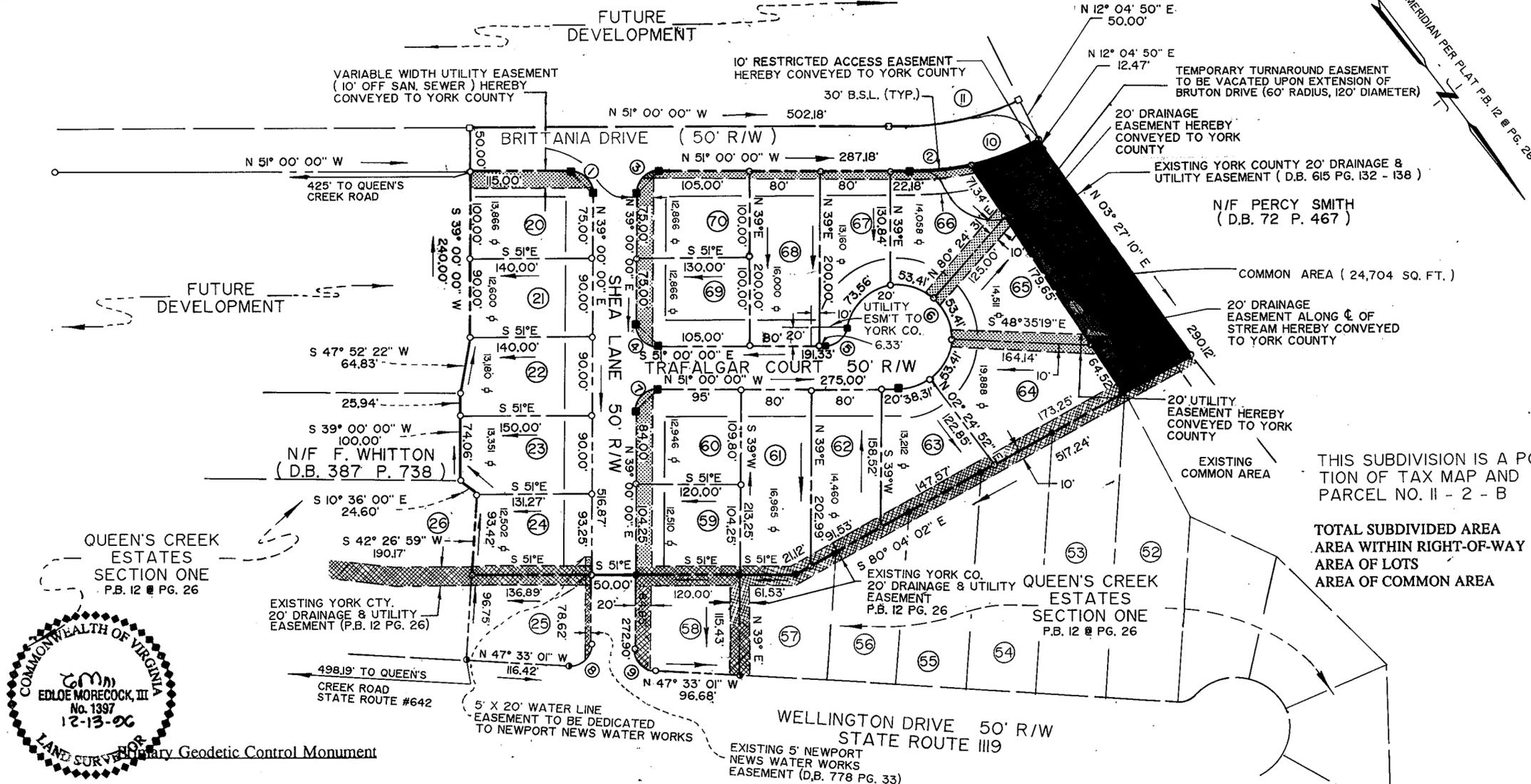
GIVEN UNDER MY HAND THIS 6th DAY
 OF November, 19 96
Deborah M. Peaves
 NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2000

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 QUEEN'S CREEK, L.L.C. AND WAS ACQUIRED FROM VIRGINIA ENTERPRISES, INC. BY DEED DATED 7-25-96, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 908, PAGE 88. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 10-30-97.

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.

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.



QUEEN'S CREEK ESTATES SECTION ONE
 P.B. 12 @ PG. 26



034- A 3 1/4 disk in concrete, approximately 2" below the ground surface, stamped "Station No. 034." The disk is located at the Northeast intersection of Route 1110 (Springfield Drive) and 1114 (Hickory Hills Drive), 27.0' east of the center line of Route 1114, 27.0' north of the center line of Route 1110.

X-12017174.526 Y-3628249.540 U.S. survey feet

Note: Property shown hereon is located in Zone "X" as shown on Flood Insurance Rate Map Community - Panel No. 510182 0030B, effective date: Dec. 16, 1988.

Note: None of the area contained in this subdivision is within a resource protection area or resource management area.

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.

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.

THIS SUBDIVISION IS A PORTION OF TAX MAP AND PARCEL NO. 11-2-B

TOTAL SUBDIVIDED AREA = 7.8901 AC.
 AREA WITHIN RIGHT-OF-WAY = 1.8377 AC.
 AREA OF LOTS = 5.4853
 AREA OF COMMON AREA = 0.5671 AC.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: [Signature]
 PLAT APPROVING AGENT

DATE: 1-30-97
 STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 31st DAY OF January 1997 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 438.

TESTE: NANCY B. KANE, CLERK
 CLERK

BY: [Signature] D.C.