

SUBDIVISION OF 3.6485 ACRES
OWNED BY COLONIAL X, INC.

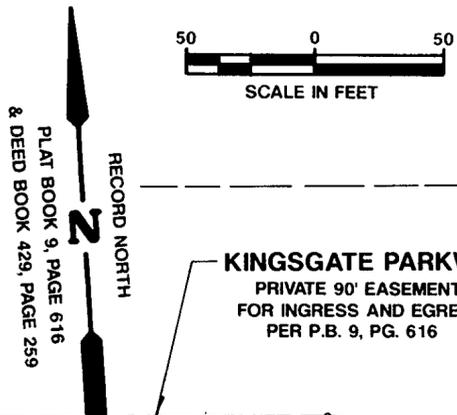
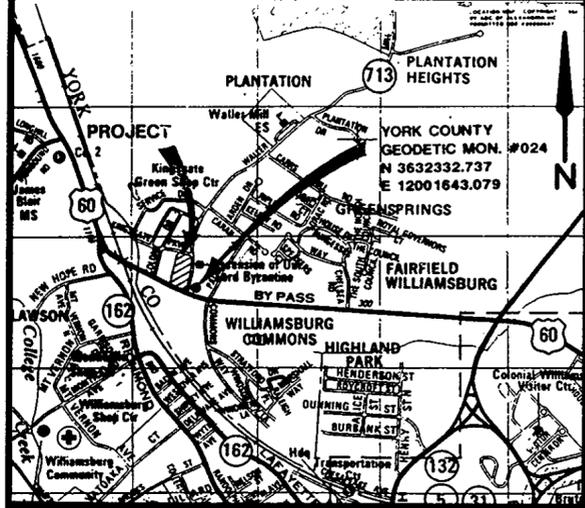
BRUTON DISTRICT YORK COUNTY VIRGINIA



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

SCALE: 1" = 50' DATE: APRIL 5, 1994 JOB No.: 7696

REVISED: 10/28/94
REVISED: 10/10/95
REVISED: 1/12/96
REVISED: 1/22/96



PARCEL K
(P.B. 9, PAGE 616)
ASSESSOR'S PARCEL 9-(3)-A

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE
- OFF-SITE PARKING EASEMENT LINE
- INGRESS & EGRESS EASEMENT LINE
- IRON ROD FOUND
- IRON ROD SET
- POINT SET IN ASPHALT OR CONCRETE

KINGSGATE PARKWAY
PRIVATE 90' EASEMENT
FOR INGRESS AND EGRESS
PER P.B. 9, PG. 616

EXISTING
C & P EASEMENT
UNSPECIFIED LOCATION
ALONG ROAD, PER
D.B. 208, PAGE 619.

$\Delta = 81^{\circ}53'45''$
 $R = 20.00'$
 $L = 28.59'$
 $T = 17.35'$
 $C = 26.22'$
 $CB = 637^{\circ}00'23''E$

NOTES:

- ASSESSOR'S PARCEL NO. 9-7.
- PARCEL ZONED CC: FRONT SETBACK = 45', SIDE AND REAR = 10'.
- PROPERTY LIES IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YR. FLOOD PLAIN) PER F.I.R.M. #510182-0025B, DATED DECEMBER 16, 1988.
- THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- WATER: EACH LOT IN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF WILLIAMSBURG.
- SEWER: EACH LOT IN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- PHYSICAL IMPROVEMENTS SHOWN PER AES PLAT #7969, DATED DECEMBER 6, 1991.
- TITLE, LIEN AND EASEMENT DATA ARE AS PROVIDED BY ATTORNEY.
- PARCEL A HAS RIGHT TO ENTER PARCEL B TO MAINTAIN 6" AND 8" SANITARY SEWER.
- 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.
- THE RECORDATION OF THIS PLAT SHALL GIVE THE OWNERS OF PARCEL A AND PARCEL B THE RIGHT TO HAVE UTILITIES THAT PROVIDE SERVICE TO ON SITE FACILITIES, INSTALL, OPERATE AND MAINTAIN (INCLUDING REPLACING OR UPGRADING) UTILITIES ON EACH OTHERS PARCEL.

LOCATION MAP SCALE: 1" = 2000'

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

FOR COLONIAL X, INC., A VIRGINIA CORPORATION -
JOHN R. LAWSON, II, PRESIDENT DATE 1/26/96
RODNEY B. BODDIE, TRUSTEE DATE 9/12/96

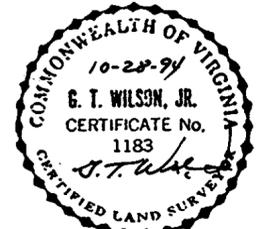
NOTARY PUBLIC STATE OF VIRGINIA (FOR JOHN R. LAWSON, II)
I, Carolyn S. Collier, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 26th DAY OF January, 1996
SIGNED Carolyn S. Collier
MY COMMISSION EXPIRES 8/31/96

NOTARY PUBLIC STATE OF VIRGINIA (FOR RODNEY B. BODDIE)
I, Mary Ann Kuhn, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 12th DAY OF September, 1996.
SIGNED Mary Ann Kuhn
MY COMMISSION EXPIRES 2/28/2000

SURVEYOR'S STATEMENT
TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 COLONIAL X, INC., AND WAS ACQUIRED FROM CHESAPEAKE HOLDINGS (VA) II, LIMITED, BY DEED DATED DECEMBER 20, 1991 AND RECORDED IN DEED BOOK 639, PAGE 759. A DEED OF TRUST HELD BY JESSE B. WILSON, III AND RANDOLPH A. SUTLIFF, TRUSTEES, DATED DECEMBER 20, 1991, AND IS RECORDED IN DEED BOOK 429, PAGE 280. THESE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MARKERS AS SHOWN ON THE PLAT WILL BE SET BY JANUARY 30, 1995.

G. T. WILSON, JR., C.L.S. DATE 10-28-94



ROUTE 60 BY-PASS
(VARIABLE WIDTH R/W)

PARCEL K
(P.B. 9, PG 616)
ASSESSOR'S PARCEL 9-(3)-D

10' DRAINAGE & UTILITY
EASEMENT HEREBY CONVEYED
TO THE COUNTY OF YORK

10' UTILITY EASEMENT
HEREBY CONVEYED TO
THE COUNTY OF YORK

EXISTING
CITY OF WILLIAMSBURG
WATERLINE EASEMENT
UNSPECIFIED LOCATION
ALONG ROAD PER
D.B. 85, PAGE 87.

WALLER MILL ROAD
(VARIABLE WIDTH R/W)
S.R. 713

20' DRAINAGE & UTILITY
EASEMENT HEREBY CONVEYED
TO THE COUNTY OF YORK

10' WATERLINE EASEMENT
HEREBY CONVEYED TO THE
CITY OF WILLIAMSBURG

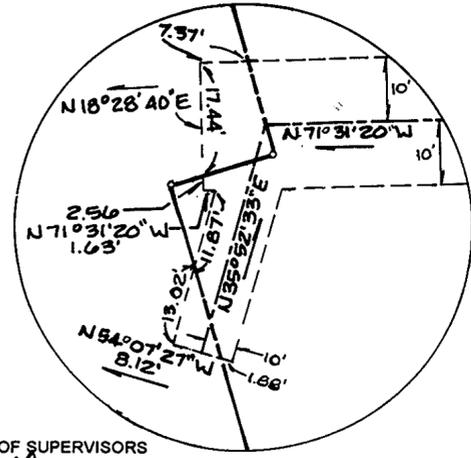
OFF-SITE PARKING EASEMENT
FOR PARCEL B
AREA OF EASEMENT
4,057 S.F.±
OR
0.0931 ACRES±

EXISTING
VEPCO EASEMENT
UNSPECIFIED LOCATION
ALONG THIS LINE, PER
D.B. 161, PAGE 701.
567°22'36"W
13.42'

$\Delta = 01^{\circ}05'46''$
 $R = 1859.56'$
 $L = 35.58'$
 $T = 17.79'$
 $C = 35.58'$
 $CB = N64^{\circ}59'13''W$

$\Delta = 78^{\circ}44'51''$
 $R = 45.00'$
 $L = 61.84'$
 $T = 36.92'$
 $C = 57.09'$
 $CB = S75^{\circ}05'29''W$

24' PRIVATE INGRESS & EGRESS
EASEMENT FOR USE IN COMMON
BY BOTH PARCELS.



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

DATE: 4-22-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT FOR THE COUNTY OF YORK, THE
25th DAY OF April, 1997, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK
12 PAGE 467 11:20

TESTE: Nancy B. Kane, Clerk
BY: [Signature]

INSERT
SCALE: 1" = 20'