

VICINITY MAP  
SCALE: 1"=1000'

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	284°39'37"	60.00'	298.10'	.....	.....	.....
2	52°19'48"	30.00'	27.40'	14.74'	26.46'	S 36°11'41" W
3	52°19'48"	30.00'	27.40'	14.74'	26.46'	N 16°08'07" W

PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA (MARCH 1989)

- STATION 65: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 065". THE DISK IS LOCATED AT THE INTERSECTION OF ROUTES 1250 (MARLBANK DRIVE) AND 1251 (THREE POINT COURT), ON THE WEST SIDE OF ROUTE 1250, ON THE CENTER LINE (PROJECTED) OF ROUTE 1251, 17.0' WEST OF THE CENTER LINE OF ROUTE 1250.  
(VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE - U.S. SURVEY FEET 12071410.553 EASTING, 3604014.829 NORTHING).
- STATION 66: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 066". THE DISK IS LOCATED AT THE REAR OF THE PARKING LOT OPPOSITE GRAFTON BAPTIST CHURCH, AT THE INTERSECTION OF ROUTES 634 (OLD YORK-HAMPTON HIGHWAY) AND 718 (HORNSBYVILLE ROAD), 12.0' SOUTH OF THE EDGE OF THE PAVEMENT OF THE PARKING LOT, 63.0' EAST OF UTILITY POLE #KF-34.  
(VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE - U.S. SURVEY FEET 12070710.514 EASTING, 3600855.609 NORTHING).
- STATION 70: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 070". THE DISK IS LOCATED AT THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 718 (HORNSBYVILLE ROAD), 13.5' NORTH OF THE EDGE OF THE PAVEMENT OF ROUTE 718, 8.0' WEST OF THE CENTER OF A BELL SYSTEM MANHOLE.  
(VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE - U.S. SURVEY FEET 12074558.050 EASTING, 3601562.497 NORTHING).

SUBDIVISION OF  
**LOT 16**  
**COLBERT'S TRACE**

NELSON DISTRICT  
COUNTY OF YORK, VIRGINIA

JOHNSON • BAIRD AND ASSOCIATES  
CIVIL ENGINEERING AND LAND SURVEYING  
1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (757) 827-7208 — FAX (757) 827-7503

SCALE: 1" = 100'      DATE MARCH 2, 1998      SHEET 1  
FILE NO. 98-017      OF 1



- LEGEND:
- INDICATES IRON PIN FOUND
  - INDICATES IRON PIN TO BE SET
  - INDICATES MINIMUM BUILDING SETBACK LINE
  - - - - - INDICATES EXISTING YORK COUNTY DRAINAGE EASEMENT
  - · - · - INDICATES EXISTING C. & P. TELEPHONE CO. EASEMENT D. B. 487, PGS. 254-255
  - RPA- RESOURCE PROTECTION AREA
  - RMA- RESOURCE MANAGEMENT AREA

**DRAINAGE AND UTILITY EASEMENT NOTE:**  
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.

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 THE PLAT.

**AREA SUMMARY**

LOT 16-A	= 47,832 SQ. FT. OR 1.0981 ACRES
LOT 16-B	= 44,089 SQ. FT. OR 1.0121 ACRES
LOT 16-C	= 146,314 SQ. FT. OR 3.3589 ACRES
TOTAL SUBDIVIDED AREA	= 238,235 SQ. FT OR 5.4691 ACRES

TAX MAP NO. 24-(33)-16  
PROPERTY IS ZONED RR.

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.  
THELMA ELIZABETH HANSFORD

BY: Robert W. Hansford, Power of Attorney      4/30/98  
ROBERT W. HANSFORD, POWER OF ATTORNEY      DATE

STATE OF VIRGINIA TO WIT:  
Henry L. Sumner, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF June 1998.

Henry L. Sumner  
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31 192000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF 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 PLAT IS IN THE NAME OF THELMA ELIZABETH HANSFORD AND WAS ACQUIRED FROM ESTELLE I. TYLER, ET AL, BY DEED DATED SEPTEMBER 6, 1985 AND DULY RECORDED IN DEED BOOK 440, AT PAGE 614 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 1998.

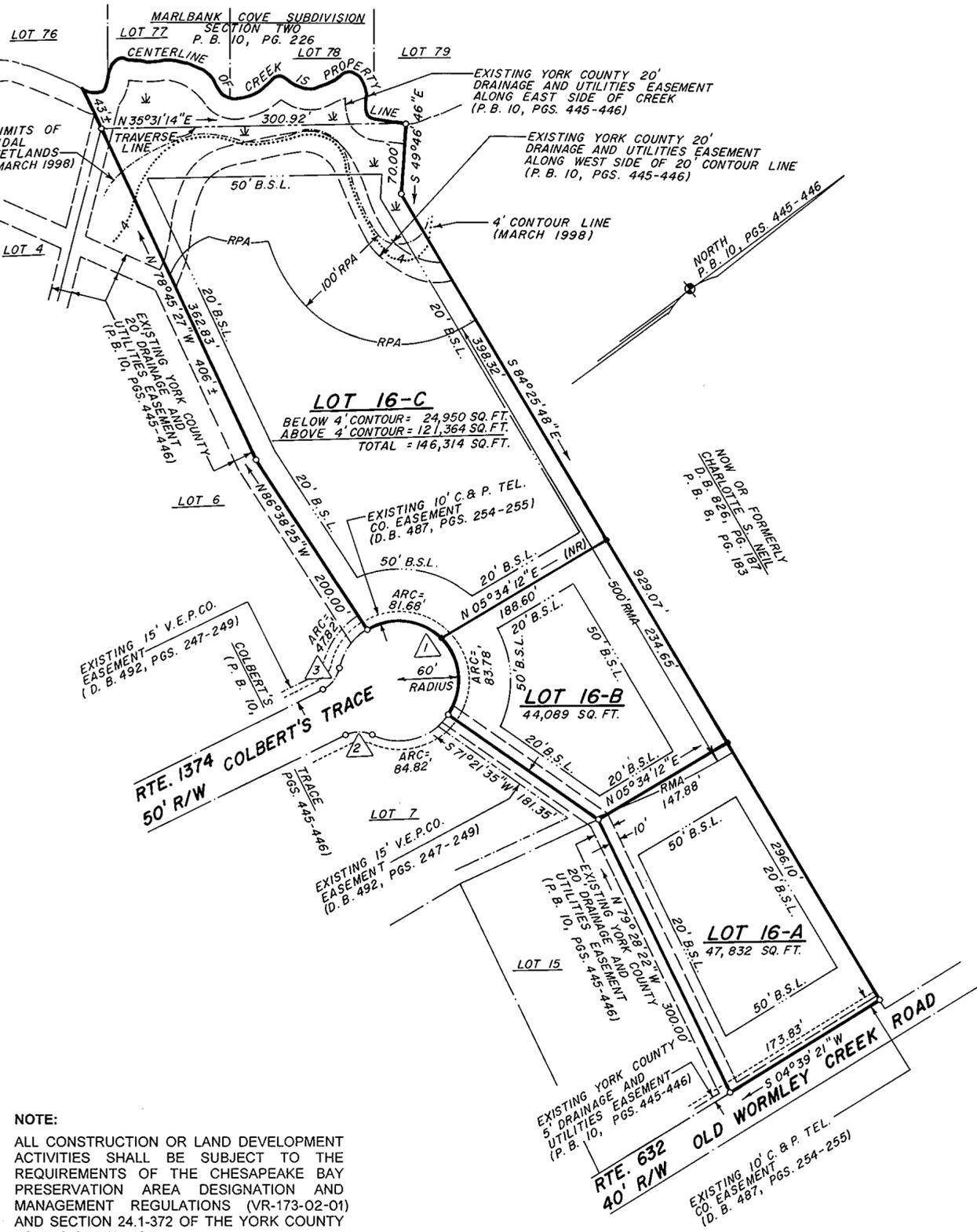
Roland D. Baird      3/2/98  
ROLAND D. BAIRD, L.S.      DATE



**UTILITY NOTES**  
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.

**FLOOD ZONE DESIGNATION:**  
THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS LOCATED IN ZONE X, AND ZONE AE (EL8) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0018 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

**RPA - RMA DESIGNATION:**  
RESOURCE PROTECTION AREA (RPA) AND RESOURCE MANAGEMENT AREA (RMA) ARE AS SHOWN HEREON.



**NOTE:**  
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 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE

**APPROVED**  
**YORK COUNTY BOARD OF SUPERVISORS**

BY: [Signature]  
PLAT APPROVING AGENT

DATE: 7/14/98

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 16th DAY OF July, 1998, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 12, PAGE 603.

TESTE: Nancy B. Kane  
CLERK

BY: Carol B. ...  
DEPUTY CLERK