



YORK COUNTY GEODETIC MONUMENT STA. #069  
3-1/4" DISK IN CONC. LOCATED IN GRASS MEDIAN AT THE S/W COR. INTERSEC. OF RTE. 173 & RTE. 630  
U.S. SURVEY FT.  
N 3597230.450  
E 12076251.497

NOTES:

- 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 TO THE COUNTY OF YORK ANY EASEMENTS 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.

VICINITY MAP

SCALE: 1" = 2000'

YORK COUNTY GEODETIC MONUMENT STA. #068  
3-1/4" DISK IN CONC. LOCATED IN SOUTHERN END OF NORTH GRASS MEDIAN OF RTE. 17 AT THE INTERSEC. OF RTE. 173 & RTE. 17  
U.S. SURVEY FT.  
N 3592923.597  
E 12072854.407

OWNER'S CONSENT AND DEDICATION

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

VIRGINIA ELECTRIC AND POWER COMPANY

BY: W.R. Cartwright SENIOR VICE PRESIDENT DATE: 8/12/98

FOR: W.R. CARTWRIGHT  
NOTARY: STATE OF VIRGINIA

I, Patricia M. Francis, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 12<sup>th</sup> DAY OF August, 1998.

MY COMMISSION EXPIRES November 30, 1998.

NOTARY PUBLIC Patricia M. Francis

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 VIRGINIA ELECTRIC AND POWER COMPANY, AND WAS ACQUIRED FROM AMOCO OIL COMPANY BY DEED DATED 7-24-1980 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 342, AT PAGE 586. I CERTIFY THAT THE RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JAN. 1, 1999.

Richard L. Fralin 8/10/98  
RICHARD L. FRALIN, L.S. DATE



TRUSTEES CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE. THERE ARE THREE DEEDS OF TRUST RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY THAT NAME THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION) AS THE BENEFICIARY.

- 1) RECORDED JUNE 1, 1980 IN D.B. 343, PG. 24
- 2) RECORDED JULY 1, 1981 IN D.B. 356, PG. 376
- 3) RECORDED DEC. 1, 1992 IN D.B. 369, PG. 188

BY: Paul J. Gilkison, Jr. DATE: 9/29/98  
(TRUSTEE) FOR THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION)

FOR: Michael Keane (TRUSTEE) FOR THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION)

NOTARY: STATE OF New York

I, Emily Fayard, A NOTARY PUBLIC IN AND FOR THE STATE OF New York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 29<sup>th</sup> DAY OF September, 1998.

MY COMMISSION EXPIRES December 31, 1999.

NOTARY PUBLIC Emily Fayard

WATER:

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER:

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK (REFERENCE "RESOLUTION R98-111")

SUBDIVISION  
OF THE PROPERTY OF  
VIRGINIA ELECTRIC AND  
POWER COMPANY,  
BEING 6.000 ACRES

SHEET 1 of 2  
J.N. RC02099700

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA  
DATE: 1/14/98 SCALE: AS SHOWN DRAWN BY: LDJH.



**BENGTSON, DeBELL & ELKIN, LTD.**  
808 MOOREFIELD PARK DRIVE, SUITE 220  
RICHMOND, VA 23236  
PHONE: (804) 320-2667  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

GENERAL NOTES:

- PROPERTY TO BE SUBDIVIDED IS PART OF ASSESSOR'S PARCEL 24-204.
- PROPERTY IS CURRENTLY ZONED IG GENERAL INDUSTRIAL DISTRICT.
- PROPERTY AS SHOWN LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. # 510182-0036B, DATED 12-16-1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- AREA IN LOTS = 6.000 ACRES  
AREA IN ROAD = 0.000 ACRES  
TOTAL AREA SUBDIVIDED IS 6.000 ACRES.
- MINIMUM BUILDING SETBACK LINES:  
FRONT - 50'  
SIDE - 15'  
REAR - 15'

REFERENCES:

- D.B. 342, Pg. 586
- P.B. 8, Pg. 439
- D.B. 264, Pg. 137
- D.B. 708, Pg. 630
- P.B. 9, Pg. 219

UNRECORDED PLAT TITLED SURVEY OF (2) PARCELS OF LAND CONTAINING 181.67 AC. SITUATED ON THE EAST SIDE OF ST. RTE. 634 (OLD HAMPTON YORK ROAD) BY MOORE, HARDEE & CARROUTH ASSOC., DATED 7-15-80.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Dora K. Woodard PLAT APPROVING AGENT  
DATE: 10/30/98

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 10<sup>th</sup> DAY OF November 1998, THIS MAP WAS PRESENTED FOR THE RECORD AS THE LAW DIRECTS.  
PLAT BOOK 12, PAGE 640

TESTE: Maney B. Kane, CLERK  
BY: Catharine Bender, D.C.  
Deed Book 1051 Page 276