

**VICINITY MAP**

SCALE : 1" = 2,000'  
0 1,000 2,000  
GRAPHIC SCALE

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

*Patricia J. Baldassarri* DATE: 9-15-99  
PATRICIA J. BALDASSARRI  
*Wallace W. Williams, Jr.* DATE: 10/4/99  
WALLACE W. WILLIAMS, JR.  
*Marjorie C. Williams* DATE: 11/4/99  
MARJORIE C. WILLIAMS

*Dennis M. Coombe* DATE: 10/21/99  
TRUSTEE-DENNIS M. COOMBE OR M. E. JEFFERSON, EITHER OF WHOM MAY ACT,  
TRUSTEES WITH B.F. SAUL MORTGAGE CO. (D.B. 914, PG. 660) DATED:  
SEPTEMBER 9, 1996 (LOT 51)

NOTARY PUBLIC FOR OWNER OF LOT 49 & 52A  
STATE OF VIRGINIA TO WIT:  
I, *John F. Kelley*, A NOTARY PUBLIC IN  
AND FOR THE STATE OF VIRGINIA DO HEREBY  
CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE  
NAMES ARE SIGNED TO THE FOREGOING WRITING  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN  
MY JURISDICTION AFORESAID. GIVEN UNDER MY  
HAND THIS 15<sup>th</sup> DAY OF August, 1999.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/31/2000

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: LOT 49 & LOT 52A: PATRICIA J. BALDASSARRI AND WAS ACQUIRED FROM ANTHONY J. BALDASSARRI AND PATRICIA J. BALDASSARRI, HUSBAND AND WIFE, BY DEED DATED JANUARY 10, 1995 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 833, PAGE 397. LOT 51: WALLACE W. WILLIAMS, JR. AND MARJORIE C. WILLIAMS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM JACK TIPPETT CUSTOM HOMES, INC., A VIRGINIA CORPORATION, BY DEED DATED AUGUST 4, 1971 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 237, PAGE 316.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 1999.  
*Donald W. Davis* 2/23/99  
DONALD W. DAVIS, C.L.S. DATE

UTILITY NOTES:  
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

- 091 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 091". THE DISK IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ROUTE 620 (RAILWAY ROAD), AND WALTER'S LANE (PRIVATE), 24.5' NORTH OF THE CENTER LINE OF ROUTE 620, 27.0' SOUTHWEST OF UTILITY POLE #PG-84. COORDINATES-U.S.SURVEY FEET-12085613.187(E), 3594019.048(N)
- 095 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE STAMPED "STATION NO. 095". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTE 620 (HOLLY POINT ROAD) AND 621 (DARE ROAD), 8.0' EAST OF THE STOP SIGN, 24.5' SOUTHEAST OF THE CENTER LINE OF ROUTE 620, 37.0' SOUTHWEST OF THE CENTER LINE OF ROUTE 621. COORDINATES-U.S.SURVEY FEET-12088280.999(E), 3589242.270(N)

NOTARY PUBLIC FOR OWNERS OF LOT 51  
STATE OF VIRGINIA TO WIT:  
I, *Jesse J. Gurganus* A NOTARY PUBLIC IN  
AND FOR THE COUNTY OF YORK DO HEREBY  
CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE  
NAMES ARE SIGNED TO THE FOREGOING WRITING  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN  
MY JURISDICTION AFORESAID. GIVEN UNDER MY  
HAND THIS 4<sup>th</sup> DAY OF November, 1999.

*Jesse J. Gurganus*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: June 30, 2000

NOTARY PUBLIC FOR TRUSTEES OF LOT 51  
STATE OF VIRGINIA TO WIT: MARYLAND  
I, *Linda A. Beck*, A NOTARY PUBLIC IN  
AND FOR THE COUNTY OF ANNE ARUNDEL DO HEREBY  
CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE  
NAMES ARE SIGNED TO THE FOREGOING WRITING  
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN  
MY JURISDICTION AFORESAID. GIVEN UNDER MY  
HAND THIS 3<sup>rd</sup> DAY OF November, 1999.

*Linda A. Beck*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 5/1/2002

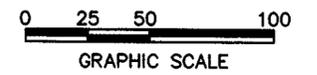
*Dennis A. Holbrook* DATE: 9-23-99  
TRUSTEE-DENNIS A. HOLBROOK WITH  
BRANCH BANKING AND TRUST COMPANY  
OF VIRGINIA AS BENEFICIARY(D.B. 993,  
PG. 165) DATED: JANUARY 26, 1998.  
(LOT 51)

**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
3. TAX MAP PARCEL #25-(1)-51 & #25-(1)-49 & 52A
4. PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
5. 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.
6. 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 OWNERS 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.
7. 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.

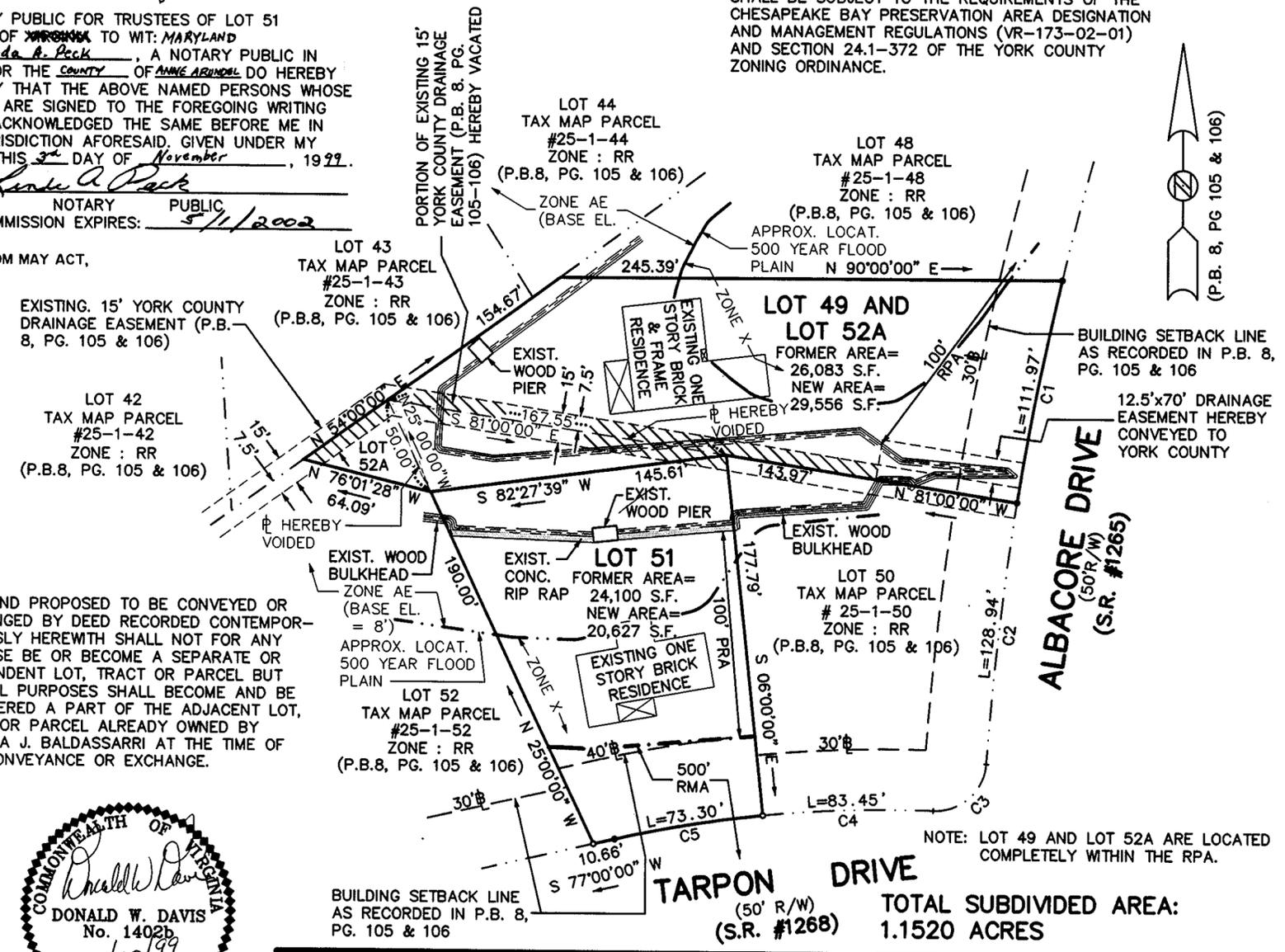
RESUBDIVISION OF  
**LOT 51 AND LOT 49 & LOT 52A**  
**MILL COVE**  
**ESTATES**  
SECTION ONE

GRAFTON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE : 1" = 50' DATE : 23 FEBRUARY 1999  
**DAVIS & ASSOCIATES, P.C.**  
SURVEYORS - PLANNERS  
3630 GEORGE WASHINGTON  
MEMORIAL HIGHWAY -SUITE "G"  
YORKTOWN, VIRGINIA 23693

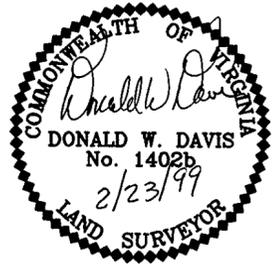


**- SYMBOLS -**

- 30' B, 40' B DENOTES MINIMUM BUILDING SETBACK LINE
- 15', 7.5' DENOTES EXISTING YORK COUNTY DRAINAGE & UTILITY EASEMENT
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA



**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *John T. Quinn, PE*  
PLAT APPROVING AGENT  
DATE: 11/17/99



NOTE: LOT 49 AND LOT 52A ARE LOCATED COMPLETELY WITHIN THE RPA.

CURVE		DATA		TABLE		
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	04°25'28"	1450.00	111.97	56.01	111.95	N 11°12'44" E
C2	05°05'41"	1450.00	128.94	64.51	128.89	N 06°27'09" E
C3	88°03'49"	25.00	38.42	24.17	34.75	S 47°56'13" W
C4	07°58'08"	600.00	83.45	41.79	83.38	N 87°59'04" E
C5	07°00'00"	600.00	73.30	36.70	73.26	N 80°30'00" E

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT  
COURT FOR THE COUNTY OF YORK THE 17<sup>th</sup>  
DAY OF Nov. 1999, THIS MAP WAS  
PRESENTED AND ADMITTED TO RECORD AS  
THE LAW DIRECTS IN PLAT BOOK 13,  
PAGE 63.

TESTE: *Nancy B. Kane*  
CLERK  
BY: *Kristen N. Nelson, D.C.*