

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.

J. Allen Barbee, Jr.
DATE: 9-23-99
J. ALLEN BARBEE, JR.

NOTARY PUBLIC FOR OWNER:

STATE OF VIRGINIA TO WIT:
I, Tina A. Forrest, A NOTARY PUBLIC IN AND FOR THE City of Newport News 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 23 DAY OF September, 1999.

Tina A. Forrest
NOTARY PUBLIC
MY COMMISSION EXPIRES: September 30, 2002

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: J. ALLEN BARBEE, JR. AND WAS ACQUIRED FROM J.A.B., INC. A VIRGINIA CORPORATION BY DEED DATED FEBRUARY 10, 1999 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1082, PAGE 132.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 DECEMBER 1999.

Donald W. Davis
DONALD W. DAVIS, C.L.S. DATE: 4/5/99

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

- 100 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 100". THE DISK IS LOCATED 4.0' EAST OF THE EDGE OF THE PAVEMENT OF ROUTE #614 (SHOWALTER ROAD) OPPOSITE ROUTE #751 (ELLA TAYLOR ROAD), 33.0' SOUTH OF UTILITY POLE #M-12.
COORDINATES-U.S.SURVEY FEET-12081513.966(E), 3581686.762(N)
- 108 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 108". THE DISK IS LOCATED 19.0' WEST OF THE EDGE OF THE PAVEMENT OF THE SOUTHBOUND LANES OF ROUTE #17 (GEORGE WASHINGTON HIGHWAY), 108.5' NORTHEAST OF UTILITY POLE #AI-21.
COORDINATES-U.S.SURVEY FEET-12078257.833(E), 3579681.053(N)

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 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.

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.

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE: PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA AS SHOWN.

NOTE: 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 THIS PLAT.

NOTE: TAX MAP NO. 30I-(8)-10

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	02°37'27"	169.46	7.76	3.88	7.76	N 78°38'44" W
C2	86°49'12"	25.00	37.88	23.65	34.36	N 33°55'24" W
C3	250°22'50"	52.00	227.24	73.74	84.99	N 64°17'47" E
C4	88°15'22"	52.00	80.10	50.44	72.41	N 16°45'57" W
C5	68°25'40"	52.00	62.10	35.36	58.48	N 61°34'33" E
C6	93°41'48"	52.00	85.04	55.47	75.87	S 37°21'42" E

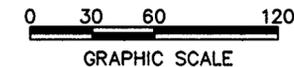
SUBDIVISION PLAT OF

THE BARBEE SUBDIVISION

GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

SCALE : 1" = 60' DATE : 5 APRIL 1999

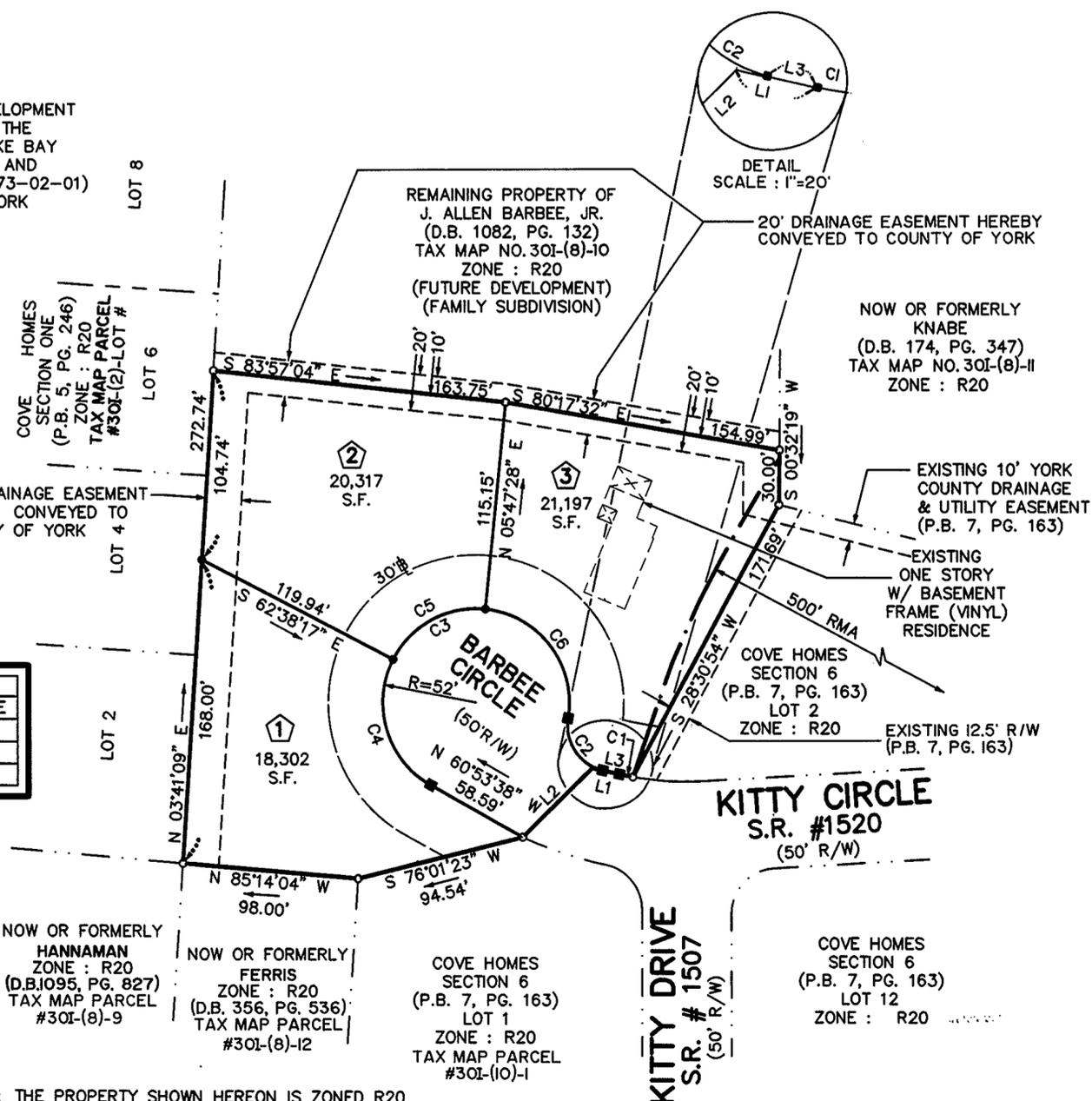
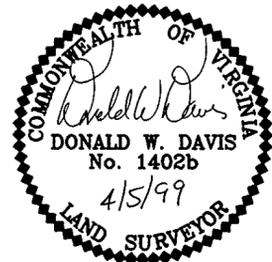
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES RESOURCE MANAGEMENT AREA
- 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

TANGENT NUMBER	DIRECTION	DISTANCE
L1	N 77°20'00" W	15.37'
L2	S 45°34'00" W	54.46'
L3	N 77°20'00" W	9.55'



NOTE: THE PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT), BUT IS VESTED TO PREVIOUS R17 REGULATIONS: MINIMUM BUILDING SETBACKS: FRONT : 30' SIDE : 10' REAR : 25'

LOT AREA : 1.3732 ACRES
R/W AREA : 0.2275 ACRE
TOTAL SUBDIVIDED AREA : 1.6007 ACRES

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *John T. ...*
PLAT APPROVING AGENT

DATE: 11/29/99

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29 DAY OF Nov 1999, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 64. 3:10

TESTE: Nancy B. Kane, Clerk
CLERK

BY: *Davis & Associates, P.C.*