

VICINITY MAP
SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

William A. Ambrose 10/4/1999
William A. Ambrose DATE

Joseph R. Ambrose, Jr. 10/4/1999
Joseph R. Ambrose, Jr. DATE

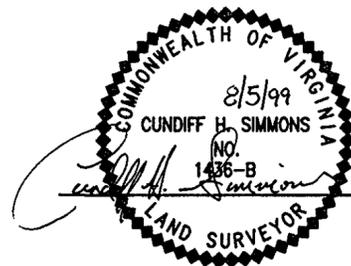
I, Kathryn M. Seames, a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.
Given under my hand this 4th day of October 1999

Kathryn M. Seames Notary Public

My commission expires May 31, 2003

To the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions 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 WILLIAM A. AMBROSE & JOSEPH R. AMBROSE, JR. and was acquired from CRESTAR BANK & JAMES M. O'HARA, EXECUTORS & TRUSTEES by deed dated FEBRUARY 28, 1989 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Deed Book 550 at Page 551.

I certify that all monuments and iron pipes as shown on this plat will be set on or before DECEMBER 1, 1999.



Cundiff H. Simmons, L.S.

UTILITIES NOTES:
WATER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

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.

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/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.

STATISTICAL DATA

TOTAL AREA..... 15.18 ± ACRES
AREA WITHIN LOTS..... 15.18 ± ACRES
AREA WITHIN R/W..... NONE
MINIMUM FRONT YARD..... 40'
MINIMUM REAR YARD..... 10'
MINIMUM SIDE YARD..... 10'
ZONING..... LB

REFERENCES..... TAX PARCEL # 24-22

NOTES:

FLOOD ZONE : X
COMMUNITY-PANEL NUMBER : 510182 0032 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

NONE OF THE AREA IN THIS SUBDIVISION IS WITHIN AN RPA OR RMA.

SUBDIVISION OF THE PROPERTY

OF

L. R. O'HARA ESTATE

NELSON DISTRICT - YORK COUNTY, VIRGINIA

AUGUST 5, 1999

SHEET 1 OF 2



Simmons Newsome, P.C.

Engineers Surveyors Planners

110A Dare Road

Yorktown, Virginia 23692

Phone (757) 898-4914 Fax (757) 898-4914



GRAPHIC SCALE

1" = 100'

LEGEND

- Pipe/Rod Set
- Concrete Monument Set
- Pipe/Rod Found
- Concrete Monument Found
- RPA Resource Protection Area
- RMA Resource Management Area

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
055	12063482.946	3604418.749
056	12064796.016	3603684.219
057-RESET	12064020.726	3602283.485
058	12067979.271	3601253.260

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
Plat Approving Agent

DATE: 11/19/99

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 29th day of Nov, 1999 this map was presented and admitted to record as the law directs in PLAT BOOK 13 at PAGE 65

TESTE: Nancy B Kane
Clerk

BY: [Signature]