



VICINITY MAP  
SCALE: 1" = 2000'

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:

[Signature] DATE: 4/4/00  
10K GROUP, INC., A VIRGINIA CORPORATION  
RONALD G. MACAULAY, PRESIDENT

[Signature] DATE: 4/4/00  
TOWNEBANK, WILLIAM T. HODSEN, TRUSTEE  
INST. NO. 990020589, DATED NOV. 17, 1999

[Signature] DATE: 4/4/00  
TOWNEBANK, JAMES MORGAN DAVIS, TRUSTEE  
INST. NO. 990020589, DATED NOV. 17, 1999

[Signature], a Notary Public in and for the City of Virginia Beach 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 city and state aforesaid. Given under my hand this 4th day of April 2000

[Signature] Notary Public

My commission expires 5/31/2002

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 10K GROUP, INC. A VIRGINIA CORPORATION and was acquired from WILLIAM R. BLAND, SPECIAL COMMISSIONER by deed dated SEPTEMBER 28, 1999 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, as Instrument Number 990020589, pg. 114

I certify that all monuments and iron pipes as shown on this plat will be set on or before MARCH 1, 2000



Cundiff H. Simmons, L.S.

UTILITIES NOTES:  
WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY A WELL APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.  
SEWER: THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE VIRGINIA DEPARTMENT OF HEALTH AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWERAGE DISPOSAL SYSTEM UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED IN THE APPROVED COPY OF THE PLAT FILED AT THE LOCAL HEALTH DEPARTMENT. LOT E WILL BE SERVED BY A MOUND SYSTEM TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE LOCAL HEALTH DEPARTMENT.

APPROVED: [Signature] DATE: 4-10-00  
SANITARIAN DATE

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 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.

STATISTICAL DATA

TOTAL AREA.....20.242 ACRES  
AREA WITHIN LOTS..... 20.092 ACRES  
AREA WITHIN R/W.....0.150 ACRES  
AREA WITHIN OPEN SPACE..... 0  
AREA WITHIN RPA.....4.887 ACRES  
AREA WITHIN RMA.....14.483 ACRES  
PROPERTY ZONED.....RR (RURAL RESIDENTIAL)  
MINIMUM FRONT YARD.....50'  
MINIMUM SIDE YARD.....20'  
MINIMUM REAR YARD.....50'

REFERENCES..... TAX PARCEL #03-00-00-021  
P.B. 10, P. 187  
D.B. 31, P. 512  
INST. NO. 990020589

NOTES:

Topographic information from York County GIS.

FLOOD ZONE : "X"  
COMMUNITY-PANEL NUMBER : 510182 0025 B  
DATE OF F.I.R.M. : DEC. 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.

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.

THE IMPERVIOUS AREA FOR EACH LOT CAN NOT EXCEED 16% OF BUILDABLE AREA.  
THERE CAN BE NO CONSTRUCTION, CLEARING OR GRADING IN THE RPA AREA.

SUBDIVISION PLAT  
OF

**JAMES ALLEN ESTATE**

BRUTON DISTRICT - YORK COUNTY, VIRGINIA

AUGUST 30, 1999



**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
- +++ Steep Slopes
- Wetlands

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS  
STATION EASTING NORTHING

006	12004712.215	3655909.606
009	12004995.666	3653578.135
010	12004876.092	3648526.017
012	12001167.981	3652033.358

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: 6/16/00

STATE OF VIRGINIA  
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 23 day of June, 2000 this map was presented and admitted to record as the law directs in PLAT BOOK 13 at PAGE 145

TESTE: [Signature]  
LYNN S. JENKINS, CLERK

BY: [Signature]  
Stacy White D.C.