

VICINITY MAP

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

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 IF ANY.

Steven N. Miller DATE: 12/19/00
 STEVEN N. MILLER - MANAGER FOR PORT MYERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

Gregory E. Pritchard DATE: 12/19/00
 GREGORY E. PRITCHARD - MANAGER FOR PORT MYERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

D Wayne Moore DATE: 12/27/00
 TRUSTEE-D. WAYNE MOORE OF NEWPORT NEWS FOR JULIA S. & OWEN W. MYERS (BENEFICIARY)(DATED: OCTOBER 22, 1999-INSTRUMENT NO. 990018393, PAGE 244)

NOTARY PUBLIC FOR OWNERS
 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 19 DAY OF December, 2000.
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: PORT MYERS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM OWEN W. MYERS & JULIA S. MYERS, HUSBAND AND WIFE, BY DEED DATED: OCTOBER 20, 1999 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT NUMBER 990018392.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 8 AUGUST 2001.
Donald W. Davis 8 Aug 2000
 DONALD W. DAVIS, C.L.S. DATE

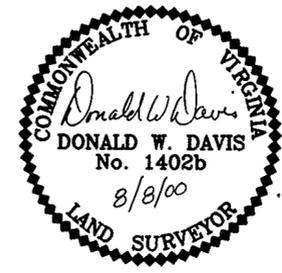
UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 069 - U.S. SURVEY FEET : 12076251.497(E), 3597230.450(N)
- 081 - U.S. SURVEY FEET : 12081884.724(E), 3597701.574(N)

NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

NOTARY PUBLIC FOR TRUSTEES
 STATE OF VIRGINIA TO WIT:
 I, *Lisette Pratt*, 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 27 DAY OF December, 2000.
Lisette Pratt
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 01-31-03

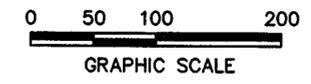


LOT AREA	:	30.87 +/- ACRES OR 1,344,776 +/- S.F.
R/W AREA	:	4.3121 ACRES OR 187,833 S.F.
COMMON AREA	:	25.24 +/- ACRES OR 1,099,375 +/- S.F.
TOTAL SUBDIVIDED AREA	:	60.42 +/- ACRES OR 2,631,984 +/- S.F

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES LIGHT X, DARK X & AE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
3. 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
4. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
5. 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.
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 STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
8. TAX MAP PARCEL #25-332.
9. 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.
10. THE PROPERTY SHOWN HEREON IS ZONED RR(RURAL RESIDENTIAL DISTRICT) AND THE SETBACKS ARE AS FOLLOWS:
 FRONT : 30'
 SIDE: N/A (MINIMUM SEPARATION BETWEEN PRIMARY STRUCTURES SHALL BE 15')
 REAR: N/A
11. THE PROPERTY SHOWN HEREON IS LOCATED IN GPIN #S08d-2780-1404.

SUBDIVISION PLAT OF
PORT MYERS
 GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 100' DATE : 8 AUGUST 2000
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693



SHEET 1 OF 5

- 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 IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: 2/20/01

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 26th DAY OF Feb 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 246.

TESTE: *Lynn S. Jenkins*
 CLERK

BY: *S White D.C.*

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