

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 UNDERSIGNEED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.
DATE: 4/30/01
KENNETH L. ALLEN - PRESIDENT
WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

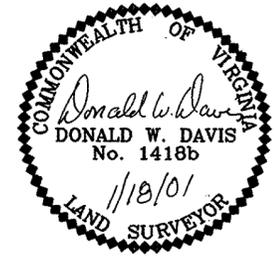
NOTARY PUBLIC FOR OWNER
STATE OF VIRGINIA TO WIT:
I, Francis K. Barbe, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 30th DAY OF April, 2001.
Francis K. Barbe
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-2002

BY: Kevin E. Kelly DATE: 4/30/01
CENTURA BANK CB SERVICE CORP., TRUSTEE
KEVIN E. KELLY, VICE PRESIDENT
INST. # 000021896 AND 000021898 DATED DEC. 21, 2000
NOTARY PUBLIC FOR TRUSTEES
(CENTURA BANK CB SERVICE CORP.)
STATE OF VIRGINIA TO WIT:
I, Francis K. Barbe, 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 30th DAY OF April, 2001.
NOTARY PUBLIC: Francis K. Barbe
MY COMMISSION EXPIRES: 11-30-2002

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: WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM AMORY'S TRACE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 4, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NUMBER 00009842.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 JULY 2001.
Donald W. Davis 11/18/01
DONALD W. DAVIS, C.L.S. DATE

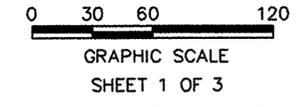
- PRIMARY GEODETIC CONTROL MONUMENTS**
- (087) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 087". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 655 (ALLEN'S MILL ROAD) 22.0' EAST OF THE CENTER LINE OF ROUTE 630, 28.5' SOUTHWEST OF A FIRE HYDRANT (RED & WHITE). COORDINATES--U.S.SURVEY FEET--12077036.351(E), 3594082.637(N)
 - (088) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 088". THE DISK IS LOCATED 15.5' NORTH OF THE CENTER LINE OF ROUTE 655 (ALLEN'S MILL ROAD), 40.5' EAST OF FIRE HYDRANT (RED & WHITE). COORDINATES--U.S.SURVEY FEET--12079343.362(E), 3593961.834(N)
- NOTE: GPIN # S07C-0677-2021 (TAX MAP PARCEL # 24-(72)-00-001)
- NOTE: THE RESIDENTIAL DESIGN PARAMETERS THAT WERE SET FORTH IN ORDINANCE 095-34(R) ARE TO BE ADHERED TO.
- 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 STREETS ARE HEREBY DEDICATED FOR PUBLIC USE. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM-WATER MANAGEMENT BASIN AND ITS OVER FLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.



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 THE COUNTY OF YORK, VA.

- NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA, OR RESOURCE MANAGEMENT AREA.
- NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- NOTE: THE HOMEOWNERS ASSOCIATION IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM SEWER PIPING AND CHANNELS LOCATED OUTSIDE V.D.O.T. RIGHT-OF-WAY, UNLESS OTHERWISE INDICATED.
- 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: 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 AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- NOTE: THE PROPERTY SHOWN HEREON IS ZONED PD (PLANNED DEVELOPMENT - AFFORDABLE HOUSING INCENTIVE PROVISIONS)
- NOTE: THE MINIMUM FRONT YARD REQUIREMENT IS 20' (FEET)

SUBDIVISION PLAT OF
WILLOW LAKES
SECTION THREE - A
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 60' DATE : 18 JAN. 2001
DAVIS AND ASSOCIATES, P.C.
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693
(757) 867-8583



- S Y M B O L S -**
- 20' --- DENOTES MINIMUM BUILDING SETBACK LINE
 - 10' --- DENOTES EXISTING YORK COUNTY DRAINAGE EASEMENT
 - 20' --- 10' --- DENOTES EXISTING YORK COUNTY UTILITY EASEMENT
 - 20' --- 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

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 6/25/01

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 24 DAY OF June, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 311.

TESTE: Lynn S. Jenkins
CLERK
BY: Natalie C. Owens

LOT AREA = 4.7134 AC.
R/W AREA = 1.2464 AC.
COMMON AREA = 3.1233 AC.
TOTAL SUBDIVIDED AREA = 9.0831 AC.