

VICINITY MAP
SCALE: 1" = 2000'
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.

Leonard M. Epstein July 1, 2001
LEONARD M. EPSTEIN DATE
Richard C. Epstein 7-06-2001
RICHARD C. EPSTEIN DATE

THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY.

NOTARY PUBLIC
STATE OF VIRGINIA TO WIT:
Sina Kietlinski, A NOTARY PUBLIC IN AND FOR THE STATE OF VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 6 DAY OF July, 2001.
Sina Kietlinski
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/31/03

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

AREA TABULATION FOR OPEN SPACE CLUSTER DEVELOPMENT

LOT AREA	194,521 SF
R / W AREA	48,029 SF
COMMON AREA	217,879 SF
TOTAL SUBDIVIDED AREA	460,429 SF 10.57 Ac.

LOT AREA OF LOTS A & B 36,390 SF
GRAND TOTAL 496,819 SF
R.C. Ackerman
R.C. Ackerman
No. 002238
7/6/01
LAND SURVEYOR

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' PER 20,000'.
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF LEONARD M. EPSTEIN AND RICHARD C. EPSTEIN AND WAS ACQUIRED FROM HAWTHORNE PROPERTIES, L.L.C., INC. BY DEED DATED FEBRUARY 4, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN INSTRUMENT NUMBER 000000891

I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN AS PROPERTY MONUMENTATION ON THIS PLAT WILL BE SET ON OR BEFORE NOV. 30, 2001
Robert C. Ackerman 7/6/01
ROBERT C. ACKERMAN, LS DATE

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, PANEL 0035 B, EFFECTIVE DATE DEC. 16, 1988
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR 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, STRUCTURE, OR OTHER OBSTRUCTION WHICH OBSCURES OR IMPEDES 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 THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL, OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
4. EXCEPT FOR LOTS A AND B, 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 ON THE PLAT SET APART FOR STREETS, ALLEYS, OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY ANY EASEMENT FOR DRAINAGE OR UTILITIES AS SHOWN ON THE PLAT TO CREATE A PUBLIC RIGHT - OF - PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THE 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 INCLUDES (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 WHICH SERVE 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 NUMBER 17 - 01 - 00 - 002
9. THE PROPERTY SHOWN HEREON IS ZONED R13 (SINGLE FAMILY RESIDENTIAL) AND THE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30' SIDE: TBD REAR: TBD
10. THE PROPERTY SHOWN HEREON IS LOCATED IN GPIN # M10A - 210A - 4751
11. GENERAL LAYOUT IS TAKEN FROM APPROVED CONSTRUCTION PLANS PREPARED BY RICHMOND ENGINEERING
12. ALL COMMON AREAS ARE TO BE CONVEYED TO THE GRAND OAKS HOMEOWNERS ASSOCIATION.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

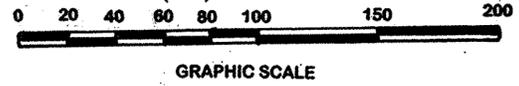
SUBDIVISION PLAT OF
GRAND OAKS

FORMERLY RAMSEY ESTATES
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

Scale: 1" = 50' Date: MARCH 26, 2001
REVISED JUL. 6, 2001

SHEET 1 OF 3

PENINSULA ENGINEERING & SURVEYING
727 KEPPEL DRIVE
NEWPORT NEWS, VIRGINIA 23608
(757) 872 - 0901



SYMBOLS

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT OR UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD 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: 8/10/01

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 10 DAY OF August 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 338
LYNN B. JONES, CLERK
TESTE: _____
CLERK
BY: *Natalie C. Owens, D.C.*