

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.

Clinton C. Gardner 11-14-01
 CLINTON C. GARDNER DATE:

Nancy H. Gardner 11-14-01
 NANCY H. GARDNER DATE:

STATE OF VIRGINIA TO WIT:
 I, Tina A. Forrest, 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 14 DAY OF November, 2001.

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: CLINTON C. AND NANCY H. GARDNER (HUSBAND AND WIFE) AND WAS ACQUIRED FROM SUZANNE Y. MONTAGUE AND E. SCLATER MONTAGUE BY DEED DATED 29 FEB. 1980 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 338, PAGE 587.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 24 JULY 2002.
R. L. Small 8/10/01
 R. L. SMALL, 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

- 090 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE STAMPED "STATION NO. 090". THE DISK IS LOCATED IN THE GRASS MEDIAN AT THE INTERSECTION OF ROUTES 620 (RAILWAY ROAD) AND 621 (DARE ROAD), 21.5' EAST OF THE CENTER LINE OF ROUTE 620, 43.0' NORTH OF THE CENTER LINE OF ROUTE 621. COORDINATES-U.S.SURVEY FEET-12083574.733(E), 3591731.987(N)
- 095 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE STAMPED "STATION NO. 095". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 620 (HOLLY POINT ROAD) AND 621 (DARE ROAD), 8.0' EAST OF THE STOP SIGN, 24.5' SOUTHEAST OF THE CENTER LINE OF ROUTE 620, 37.0' SOUTHWEST OF THE CENTER LINE OF ROUTE 621. COORDINATES-U.S.SURVEY FEET-12088280.999(E), 3589242.270(N)

NOTE: 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.

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182, 0037B EFFECTIVE DATE : DEC 16, 1988.

NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA. A PORTION OF THE AREA IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA.

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 AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

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: 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: PROPERTY IS ZONED RR, (RURAL RESIDENTIAL) MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 50'
 SIDE - 20'
 REAR - 50'

NOTE: TAX MAP # 30-00-00-099
 GPIN # U06B-3984-3657

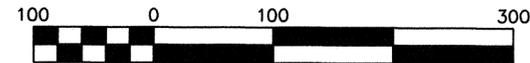
SUBDIVISION PLAT OF
HOWARDS LANDING
 SECTION FIVE

COUNTY OF YORK, VIRGINIA
 GRAFTON MAGISTERIAL DISTRICT

SCALE : 1" = 100' DATE : 10 AUG. 2001

DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693

SHEET 1 OF 2



Scale 1" = 100 ft

- S Y M B O L S -

- 50' B.L. --- DENOTES MINIMUM BUILDING SETBACK LINE
- 5' 10' 10' 20' DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- 5' 10' 10' 20' DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- ○ --- 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
- --- DENOTES RESOURCE MANAGEMENT AREA

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 1/30/02

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 7th DAY OF Feb 2002 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE INSTR # 020002031 4:22 PM
 TESTE: *Lynn S. Jenkins*
 CLERK

BY: *Susan O. Randall*