

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 AND PROPRIETORS, AND TRUSTEES IF ANY.

Mark W. Owens
 MARK W. OWENS DATE

W. J. Farinholt 3-11-02
 TRUSTEE - W. J. FARINHOLT AND/OR KENNETH E. SMITH AND/OR DAVID W. HOLLAND FOR F & M BANK-ATLANTIC (BENEFICIARY). (DATED 15 FEB. 2000 - INSTRUMENT # 000001248)

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: PARCEL 1 AND PARCEL 2: MARK W. OWENS, UNMARRIED, AND WAS ACQUIRED FROM RALPH ODELL OXNER AND OMA GUNTER OXNER, HUSBAND AND WIFE BY DEED DATED 29 APRIL 1997 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 945, PAGE 377.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 7, 2002.
R. L. Small 9/25/01
 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 GEODETIC CONTROL MONUMENTS

- (76) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 076". THE DISK IS LOCATED 16.5' SOUTH OF THE CENTER LINE OF ROUTE 629 (DANDY LOOP ROAD), 58.5' WEST OF A FIRE HYDRANT ON THE NORTH SIDE OF ROUTE 629. COORDINATES-U.S. SURVEY FEET : 12086204.238 (E), 3610274.144 (N).
- (77) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 077". THE DISK IS LOCATED 20.0' NORTHEAST OF THE CENTER LINE OF ROUTE 629 (DANDY LOOP ROAD), 57.5' SOUTHEAST OF UTILITY POLE #672-38. COORDINATES-U.S. SURVEY FEET : 12087601.967 (E), 3610228.211 (N).

NOTE: 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.

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.

NOTARY PUBLIC FOR OWNERS
 STATE OF VIRGINIA TO WIT:
 I, *Sarah E. Shuster*, 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 11 DAY OF March, 2002.

Sarah E. Shuster
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 31, 2002

NOTARY PUBLIC FOR TRUSTEE
 STATE OF VIRGINIA TO WIT:
 I, *Dicki Williams*, 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 11 DAY OF March, 2002.

Dicki Williams
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: June 30, 2003



NUMBER	DIRECTION	DISTANCE
L1	S 20°27'43" E	224.48'
L2	S 76°32'00" W	89.16'
L3	S 19°27'10" E	83.92'
L4	S 45°01'11" W	111.25'
L5	S 73°21'00" W	103.08'
L6	N 15°43'24" W	20.00'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	50°18'58"	117.53	103.21	55.20	99.93	N 40°36'39" W
C2	17°29'05"	300.00	91.55	46.13	91.20	N 24°27'57" W

R/W AREA = 0.0610 ACRES
 LOT AREA = 3.5018 ACRES
 TOTAL SUBDIVIDED AREA = 3.5628 ACRES

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE (EL 8) & ZONE AE (EL 9) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBERS 510182 0018 B AND 510182 0016 B. EFFECTIVE DATE : DECEMBER 16, 1988.

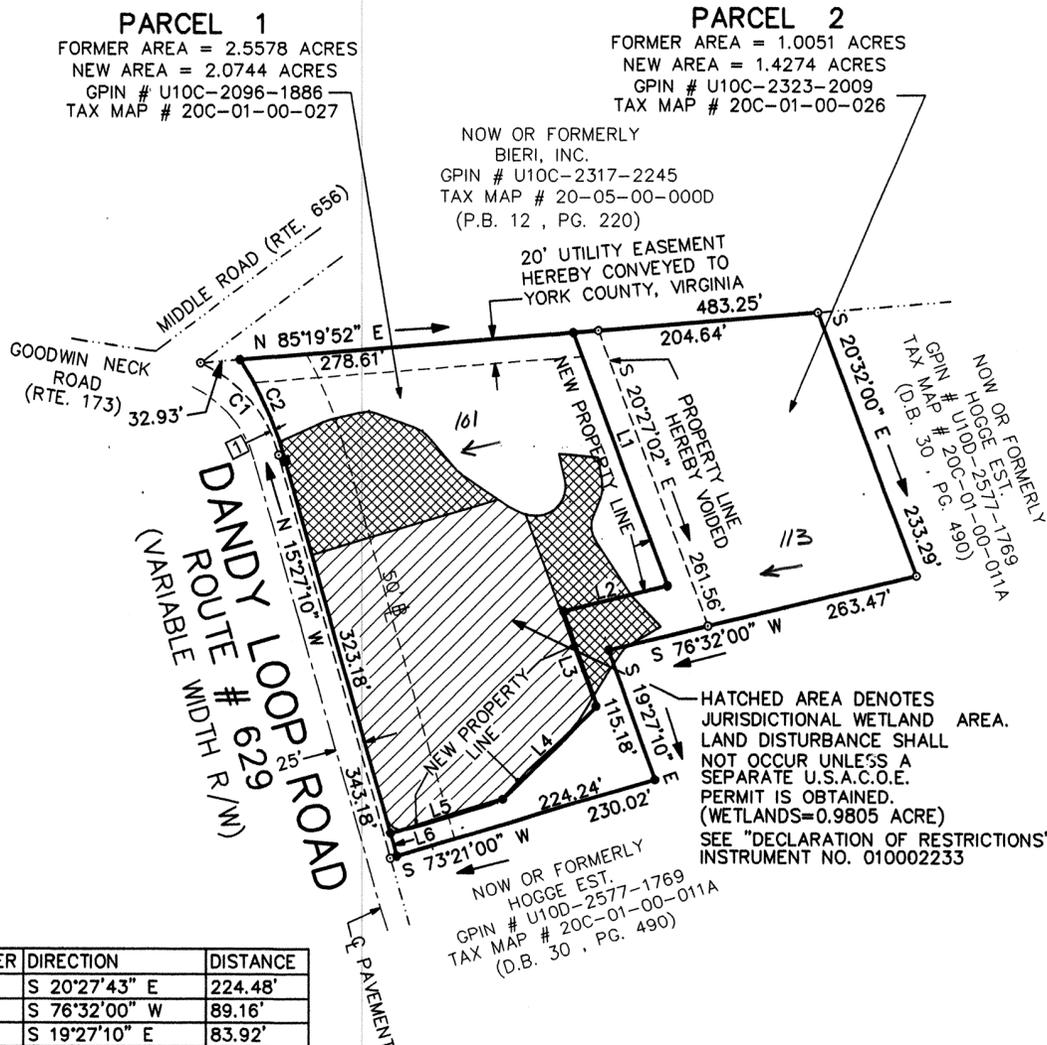
NOTE: PROPERTY SHOWN HERE ON LIES WITHIN A RESOURCE MANAGEMENT AREA.

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 RR (RURAL RESIDENTIAL DISTRICT). THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT : 50'
 SIDE : 20'
 REAR : 50'

NOTE: THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS SOLELY TO ADJUST THE BOUNDARY LINE BETWEEN TWO EXISTING PARCELS OWNED BY MARK W. OWENS. NO NEW LOT IS BEING CREATED. ANY FUTURE SUBDIVISION OF EITHER OF THESE TWO PARCELS MUST COMPLY WITH THE REQUIREMENTS OF THE YORK COUNTY SUBDIVISION ORDINANCE.

[T] - DENOTES VARIABLE WIDTH STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES.



HATCHED AREA DENOTES JURISDICTIONAL WETLAND AREA. LAND DISTURBANCE SHALL NOT OCCUR UNLESS A SEPARATE U.S.A.C.O.E. PERMIT IS OBTAINED. (WETLANDS=0.9805 ACRE) SEE "DECLARATION OF RESTRICTIONS" INSTRUMENT NO. 010002233

[Hatched Area Symbol] DENOTES AREA OF PROPOSED FILL PERMITTED BY THE U.S. ARMY CORPS. OF ENGINEERS.

BOUNDARY LINE ADJUSTMENT

OF THE PROPERTY OF

MARK W. OWENS

COUNTY OF YORK, VIRGINIA

NELSON MAGISTERIAL DISTRICT

DAVIS & ASSOCIATES, P.C.

SURVEYORS - PLANNERS

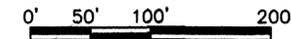
3630 GEORGE WASHINGTON

MEMORIAL HIGHWAY, STE. G

YORKTOWN, VIRGINIA 23693

PHONE : (757) 867-8583

SCALE : 1" = 100' DATE : 25 SEPTEMBER 2001



GRAPHIC SCALE
 SHEET 1 OF 1

- SYMBOLS -

- [Dashed line with 50' setback] DENOTES MINIMUM BUILDING SETBACK LINE
- [Dashed lines with 5', 10', 10' setbacks] DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- [Dashed lines with 5', 10', 10' setbacks] DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- [Circle with dot] DENOTES IRON ROD FOUND
- [Circle with dot] DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- [Square] DENOTES CONCRETE MONUMENT FOUND
- [Square] DENOTES CONCRETE MONUMENT TO BE SET

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 3/28/02

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 28 DAY OF Mar, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 2:45pm

00005342
 TESTE: *Lynn S. Jenkins*
 CLERK

BY: *Natalie C. Owens, P.E.*