

VICINITY MAP SCALE : 1" = 2000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY.

Ruth B. Riggins 7-15-2002
RUTH B. RIGGINS REVOCABLE TRUST DATE
RUTH B. RIGGINS, TRUSTEE

STATE OF VIRGINIA
CITY / COUNTY OF Poquoson TO WIT:
I, M. Gary Riggins, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15 DAY OF July 2002.
MY COMMISSION EXPIRES: April 30, 2005.
M. Gary Riggins
NOTARY PUBLIC

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 17/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF THE RUTH B. RIGGINS REVOCABLE TRUST, AND WAS ACQUIRED FROM FREDERICK L. AND RUTH B. RIGGINS BY DEED DATED MAY 23, 1995 AND DULY RECORDED IN D.B. 854, PG. 453.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

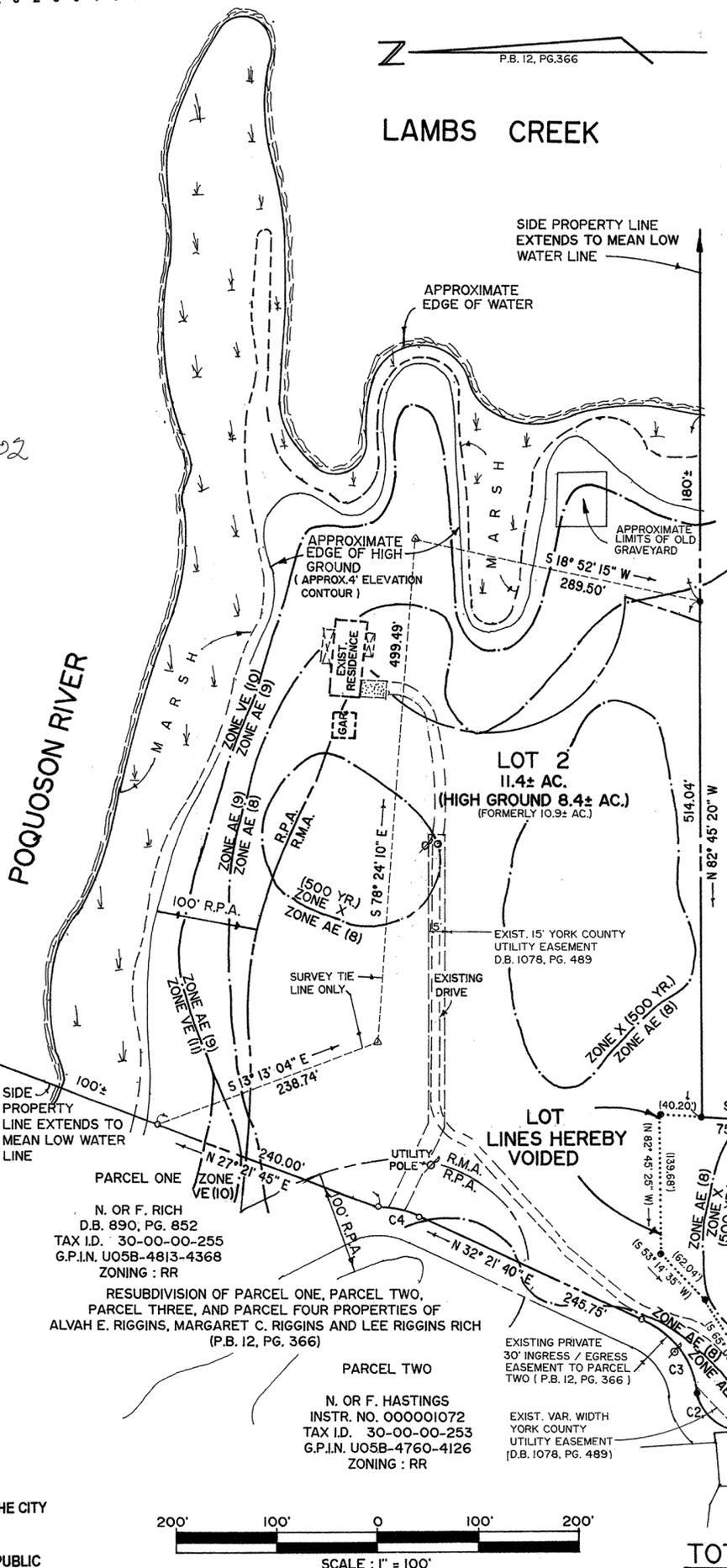
I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 30, 2002.

David P. Campbell 7-15-02
DAVID P. CAMPBELL L.S. 1419B DATE



UTILITY NOTES

WATER: LOT 1 IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
LOT 2 IS SERVED BY A PRIVATE WELL.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.



COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 115
LOCATION: SEE VICINITY MAP
COORDINATE VALUE (U.S. SURVEY FEET): X-12,089,059.863
ELEVATION OF STATION: 9.48 (N.G.V.D.) Y-3,581,257.605

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.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA. NO ENCROACHMENT INTO THE R.P.A. WILL BE ALLOWED.

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CH. BEARING
C1	1170.92'	210.68'	10°18'33"	105.63'	210.40'	N 09°36'25" E
C2	44.69'	52.78'	67°40'04"	29.96'	49.77'	N 53°45'05" E
C3	95.90'	92.42'	55°13'00"	50.15'	88.88'	N 59°58'10" E
C4	90.00'	42.90'	27°18'40"	21.87'	42.50'	N 18°42'17" E

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N 79°23'00" E	32.94'
L2	N 04°27'09" E	58.00'

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDANT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY THE RUTH B. RIGGINS REVOCABLE TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

RESUBDIVISION OF LOTS 1 AND 2
PROPERTY OF FREDERICK L. RIGGINS
(P.B. 10, PG. 223)
BETHEL DISTRICT
YORK COUNTY, VIRGINIA

APRIL 9, 2002 SCALE : 1" = 100'

CAMPBELL LAND SURVEYING, INC.
P. O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

LEGEND

- PROPERTY LINE
- IRON PIPE FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- F.I.R.M. ZONE BOUNDARY
- YORK COUNTY UTILITY EASEMENT
- RESOURCE PROTECTION AREA
- RESOURCE MANAGEMENT AREA

BUILDING SETBACKS

FRONT - 50'
SIDE - 20'
REAR - 50'

LOT 1
TAX I.D.: 31-00-00-17A
G.P.I.N. U05B-4867-3682
ZONING: RR (RURAL RESIDENTIAL)
REFERENCES: D.B. 854, PG. 453
F.I.R.M. ZONE: AE, X (500YR.)
LOT 2
TAX I.D.: 31-00-00-17
G.P.I.N. V05A-0345-4125
REFERENCES: D.B. 854, PG. 453
F.I.R.M. ZONE: AE, VE, X (500YR.)
F.I.R.M. MAP 510182 0037 B DATED 12/16/88

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 9/16/02

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 18th DAY OF Sept, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN INSTRUMENT NUMBER 020018713 1:24 pm

TESTE: *Lynn S. Jenkins*
CLERK

BY: *Surde Hughes D.C.*

TOTAL RESUBDIVIDED AREA = 12.9± AC.