



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.

Diane Carter DATE: 10/14/03
COUNTRY CLUB PARTNERS, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY, BY ABBITT REALTY COMPANY, INC., MEMBER, DIANE CARTER, VICE PRESIDENT.

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
I, Brinda K Hall, A NOTARY PUBLIC IN AND FOR THE City of Newport News 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 14th DAY OF October, 2003.
Brinda K Hall
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-30-2006

PRIMARY GEODETIC CONTROL MONUMENTS

- 038 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 5" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 038". THE DISK IS LOCATED AT THE ENTRANCE RAMP TO THE WESTBOUND LANES OF INTERSTATE ROUTE 64 FROM THE EASTBOUND LANES OFF ROUTE 199 (SOUTH BY-PASS), 24.0' SOUTH OF THE CENTER LINE OF THE EASTBOUND LANES OF ROUTE 199, 18.0' EAST OF THE CENTER LINE OF THE ENTRANCE RAMP.
COORDINATES-U.S.SURVEY FEET-12022905.306(E),3622684.216(N)
- 039 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 039". THE DISK IS LOCATED AT THE SOUTHWEST END OF THE GRASS MEDIAN ON ROUTE 1123 (TAM-O-SHANTER BOULEVARD), AT THE INTERSECTION WITH ROUTE 143 (MERRIMAC TRAIL), 23.0' SOUTHEAST OF THE CENTER LINE OF THE EASTBOUND LANES OF ROUTE 1123, 39.0' NORTHEAST OF THE CENTER LINE OF ROUTE 143.
COORDINATES-U.S.SURVEY FEET-12020982.199(E),3617510.523(N)

Eleanor Bolick DATE: 10-10-03
TRUSTEE-ALVIN D. WOODS AND/OR ELEANOR BOLICK, EITHER OF WHOM MAY ACT. ~~SUN TRUST BANK~~ South Trust Bank (INSTRUMENT # 020012433) DATED JUNE 28, 2002

NOTARY PUBLIC FOR TRUSTEES
STATE OF VIRGINIA TO WIT:
I, Allyson Meigs, 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 10th DAY OF October, 2003.
Allyson Meigs
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-31-2005

- NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AND ZONE A AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0030 B & 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NOTE: THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
- NOTE: THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- NOTE: TAX MAP PARCEL 15-03-00-002 (GPIN # H12B-3185-4590)
- 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 R20 (SINGLE FAMILY RESIDENTIAL)
- NOTE: THE MINIMUM FRONT YARD BUILDING SETBACK LINE REQUIREMENT FOR THE OPEN SPACE CLUSTER DEVELOPMENT IS 30' (FEET).
- NOTE: ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE COUNTRY CLUB ACRES, SECTION FIVE, HOMEOWNERS ASSOCIATION.
- 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: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- NOTE: THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF YORK SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
- NOTE: ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

SUBDIVISION PLAT OF
COUNTRY CLUB ACRES
SECTION FIVE-PHASE ONE

BRUTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 14 APRIL, 2003
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY, STE. G
YORKTOWN, VIRGINIA 23693
PHONE : (757) 867-8583

0' 50' 100' 200'
GRAPHIC SCALE
SHEET 1 OF 2

- S Y M B O L S -

- 30' --- DENOTES MINIMUM BUILDING SETBACK LINE
- o --- DENOTES IRON ROD FOUND
- o --- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- o --- DENOTES CONCRETE MONUMENT FOUND
- o --- DENOTES CONCRETE MONUMENT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA
- H.R.S.D. DENOTES HAMPTON ROADS SANITATION DISTRICT

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: COUNTRY CLUB PARTNERS, L.L.C. AND WAS ACQUIRED FROM ABBITT REALTY COMPANY, INC., A VIRGINIA CORPORATION, AND CAROLYN S. ABBITT AND CHARLES W. WORNOM, EXECUTORS OF THE ESTATE OF RICHARD F. ABBITT, DECEASED, BY DEED DATED JUNE 28, 2002 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AS INSTRUMENT NUMBER 020012432.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPT. 30, 2004.
R. L. Small DATE: 4/14/03
R. L. SMALL, C.L.S.



LOT AREA = 5.0959 ACRES OR 221,976 S.F.
R/W AREA = 0.7964 ACRES OR 34,692 S.F.
COMMON AREA = 3.9358 ACRES OR 171,442 S.F.

TOTAL SUBDIVIDED AREA = 9.8281 ACRES OR 428,110 S.F.

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.

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1/6/04



STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 13th DAY OF Jan 2004, THIS MAP WAS 9:07Am PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 04000801

TESTE: Lynn S. Jenkins
CLERK

BY: Lynn S. Jenkins P.C.