

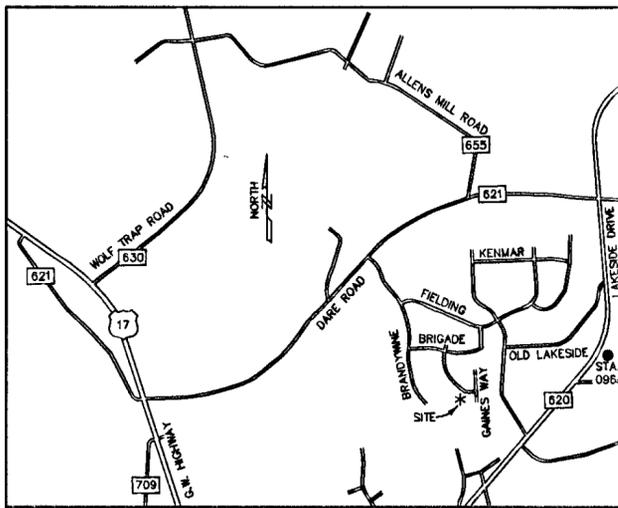
RESUBDIVISION OF LOTS 4 AND 5

"GAINES ESTATES"

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA  
SCALE 1"=30' DATE: AUGUST 18, 2003

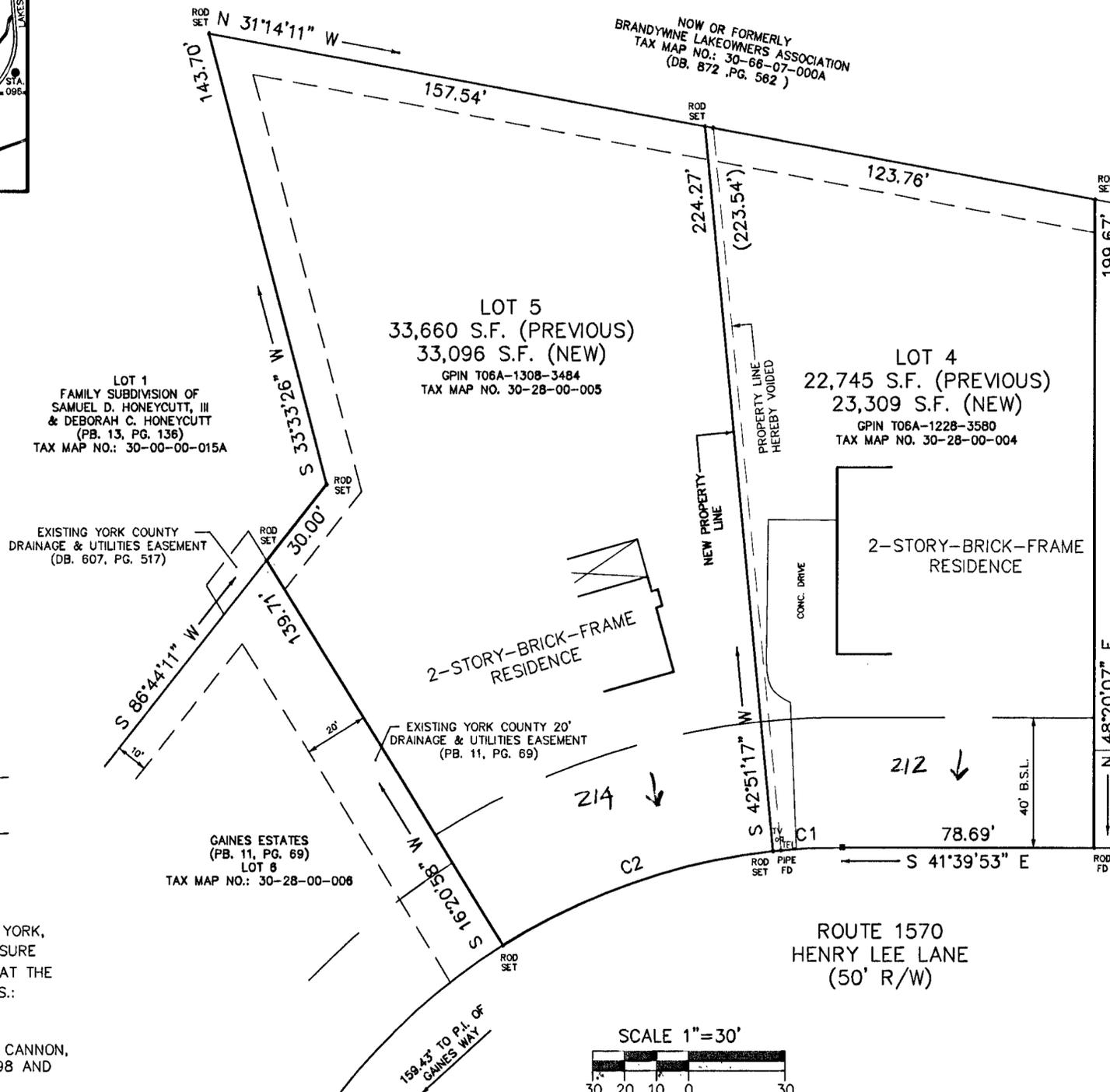
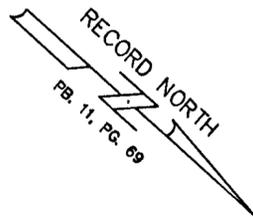
**WALTERS LAND SURVEYING, LTD.**  
710 DENBIGH BOULEVARD, SUITE 4C  
NEWPORT NEWS, VIRGINIA 23602  
P.O. BOX 1594 YORKTOWN, VIRGINIA 23692  
PHONE: (757)898-1057 FAX: (757)898-2862

NO.	DELTA ANGLE	CHORD BEARING	TANGENT	RADIUS	ARC LENGTH	CHORD
C1	06°12'08"	S 44°45'57" E	10.84	200.00	21.65	21.64
C2	25°46'59"	S 60°45'31" E	45.78	200.00	90.00	89.24



VICINITY SKETCH: 1"=2000'

STATION 096  
X=12083354.112  
Y=3588952.717



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.

Robert H. Gibson III 1-8-04  
ROBERT H. GIBSON, III DATE

Barbara S. Gibson 1-8-04  
BARBARA S. GIBSON DATE

Alec L. Gaines 1-8-04  
ALEC L. GAINES DATE

LOT 1  
FAMILY SUBDIVISION OF  
SAMUEL D. HONEYCUTT, III  
& DEBORAH C. HONEYCUTT  
(PB. 13, PG. 136)  
TAX MAP NO.: 30-00-00-015A

EXISTING YORK COUNTY  
DRAINAGE & UTILITIES EASEMENT  
(DB. 607, PG. 517)

I, Daniel L. Pexa A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, 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 CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 8th DAY OF JAN, 2004

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7-31-04

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 THAT 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION IS AS FOLLOWS:

LOT 4 IS IN THE NAME OF ROBERT H. GIBSON, III & BARBARA S. GIBSON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM WILLIAM E.C. CANNON AND STACEY R. CANNON, HUSBAND AND WIFE, BY DEED DATED 30 JANUARY, 1998 AND RECORDED IN DB. 991, PG. 301

LOT 5 IS IN THE NAME OF ALEC. L. GAINES AND WAS ACQUIRED FROM BRANDYWINE INVESTMENT COMPANY, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED 17 AUGUST 1988 AND RECORDED IN DEED BOOK 534 / PAGE 385, AND FROM R.N. WILSON AND PEARLE G. WILSON, HUSBAND AND WIFE, BY DEED DATED 14 DECEMBER 1943, AND RECORDED IN DEED BOOK 59 / PAGE 518.

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

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 1, 2004.

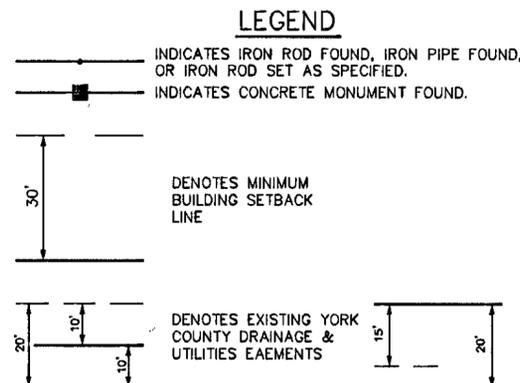
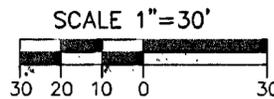
[Signature]  
JOHNNY S. WALTERS, III LAND SURVEYOR



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 THE COUNTY OF YORK, VA.



EXISTING YORK COUNTY 10' DRAINAGE & UTILITIES EASEMENT (PB. 11, PG. 69)

- NOTES:
- THE PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD PANEL 510182 00378 INDEX DATED 12/18/88
  - THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R20 (SINGLE FAMILY RESIDENTIAL DISTRICT)
  - SETBACK REQUIREMENTS:  
MINIMUM FRONT SETBACK: 40'  
MINIMUM SIDE SETBACK: 15'  
MINIMUM REAR SETBACK: 30'
  - TOTAL RESUBDIVIDED AREA: 56,405 S.F. (1.29 AC.)
  - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

GAINES ESTATES (PB. 11, PG. 69) LOT 3 TAX MAP NO.: 30-28-00-003

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPERATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ROBERT H. GIBSON III AND BARBARA S. GIBSON AT THE TIME OF THIS CONVEYANCE OR EXCHANGE

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 2/10/04

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 19 DAY OF Feb 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040003344 1:03pm

TESTE: Lynn S. Jenkins  
CLERK

BY: [Signature]