

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

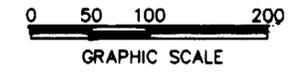
- 91 - COORDINATES—U.S.SURVEY FEET—12085613.187(E), 3594019.048(N)
- 95 - COORDINATES—U.S.SURVEY FEET—12088280.999(E), 3589242.270(N)

NOTE: THE MAXIMUM ALLOWABLE AMOUNT OF IMPERVIOUS COVER OF LOT 1 IS 8,072 S.F. OR 0.1853 ACRES OR 16% OF THE TOTAL AREA, UNLESS BEST MANAGEMENT PRACTICES ARE PROVIDED.

- NOTE:
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X & AE (EL.=8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0019 B, EFFECTIVE DATE : DECEMBER 16, 1988.
 2. 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.
 3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE RR (RURAL RESIDENTIAL DISTRICT). THE SETBACKS ARE AS FOLLOWS:
FRONT : 50' (FEET)
SIDE : 20' (FEET)
REAR : 50' (FEET)
 4. TAX MAP PARCEL #26-00-00-059 AND GPIN #U07D-4877-2407.
 5. PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE 500' RESOURCE MANAGEMENT AREA.

SUBDIVISION OF THE PROPERTY OF
THE ESTATE OF
GEORGE D. COLE, JR.

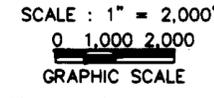
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 15 OCT. 2003
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- DENOTES RESOURCE PROTECTION AREA
- DENOTES RESOURCE MANAGEMENT AREA

VICINITY MAP



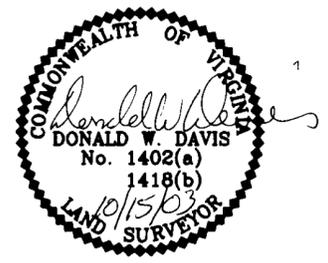
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES IF ANY.

Russell Davis Cole DATE: 1/27/04
RUSSELL DAVIS COLE

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
I, Cassidy P. Dow, 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 27th DAY OF January, 2004.
Cassidy P. Dow
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/31/06

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: RUSSELL DAVIS COLE AND WAS ACQUIRED FROM GEORGE D. COLE, JR. BY WILL DATED NOVEMBER 19, 1992 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT #WF0000005733 ON MAY 13, 2003.

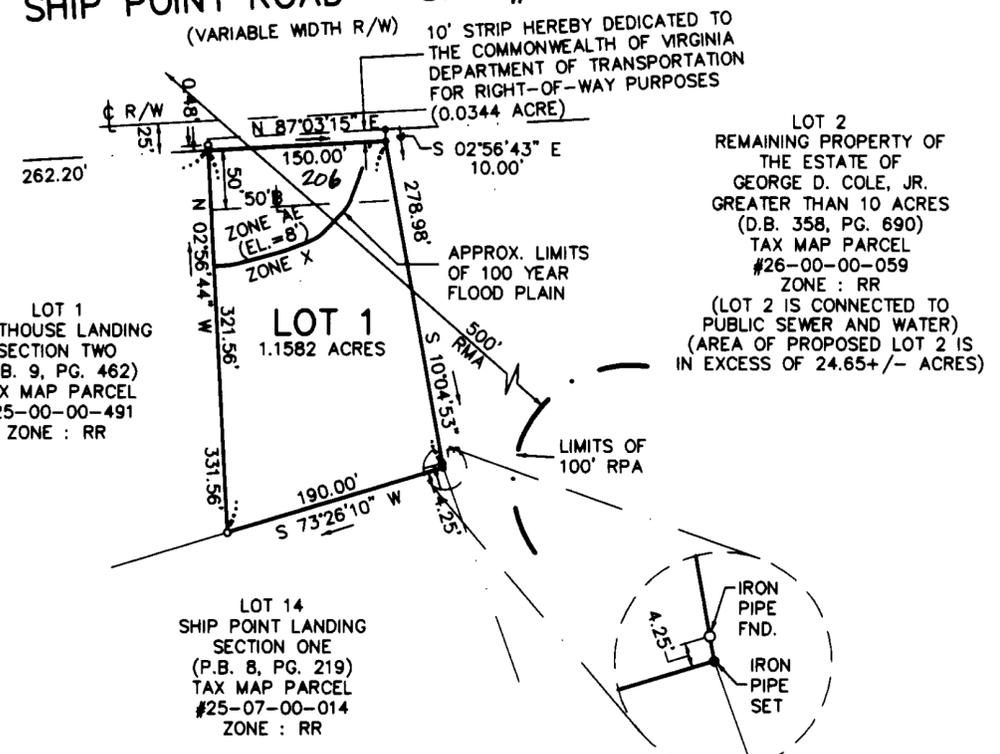
I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 27 MARCH 2004.
Donald W. Davis 10/15/03
DONALD W. DAVIS, C.L.S. DATE



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.

FISHNECK LANDING ROAD S.R. #1275 (50' R/W)

SHIP POINT ROAD - S.R. #619
(VARIABLE WIDTH R/W)



LOT AREA : 25.82+/- ACRES (ESTIMATED FROM RECORDS)
R/W AREA : 0.0344 ACRE
TOTAL SUBDIVIDED AREA : 25.85± ACRES

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: March 18, 2004

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 20th DAY OF April, 2004, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 1209pm
Chadwick
TESTE: Lyn S Jenkins
CLERK
Brethel