

YORK COUNTY SURVEY REFERENCE MARKS:  
 STATION NO. 059: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 059". THE DISK IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ROUTES 17 (GEORGE WASHINGTON HIGHWAY) AND 105 (FT. EUSTIS BOULEVARD), 11.0' NORTH OF A CONCRETE VHM MONUMENT, 28.0' NORTH WEST OF A WOOD POST SUPPORTING A YIELD SIGN.  
 X-Y COORDINATES: EASTING X (12089041.487), NORTHING Y (3600848.801)  
 # 59 STATION ELEVATION 52.45'  
 STATION NO. 068: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 068". THE DISK IS LOCATED AT THE REAR OF THE PARKING LOT OPPOSITE GRAFTON BAPTIST CHURCH, AT THE INTERSECTION OF ROUTES 834 (OLD YORK-HAMPTON HIGHWAY) AND 718 (HORNSBYVILLE ROAD), 12' SOUTH OF THE EDGE OF THE PAVEMENT OF THE PARKING LOT, 63' EAST OF UTILITY POLE # KF-34.  
 X-Y COORDINATES: EASTING X (12070710.514), NORTHING Y (3600858.806)  
 # 68 STATION ELEVATION 58.14'  
 STATION NO. 070: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 070". THE DISK IS LOCATED AT THE INTERSECTION OF ROUTES 830 (WOLFTRAP ROAD) AND 718 (HORNSBYVILLE ROAD), 13.5' NORTH OF THE EDGE OF THE PAVEMENT OF ROUTE 718, 8' WEST OF THE CENTER OF A BELL SYSTEM MANHOLE.  
 X-Y COORDINATES: EASTING X (12074558.050), NORTHING Y (3601562.497)  
 # 70 STATION ELEVATION 25.13'

- GENERAL NOTES:
1. THE PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FLOOD PANEL 510182 36B INDEX DATED 12/16/88
  2. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: RR (RURAL RESIDENTIAL DISTRICT)
  3. SETBACK REQUIREMENTS:  
 MINIMUM FRONT SETBACK: 50'  
 MINIMUM SIDE SETBACK: 20'  
 MINIMUM REAR SETBACK: 50'
  4. TOTAL AREA OF SUBDIVISION & BOUNDARY ADJUSTMENT : 492,228 S.F. (11.30 ACRES)
  5. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

FAMILY SUBDIVISION AND  
 BOUNDARY LINE ADJUSTMENT,  
**BYRUM ESTATE**  
 NELSON DISTRICT - COUNTY OF YORK, VIRGINIA  
 SCALE 1"= 100' DATE: JANURAY 8, 2004

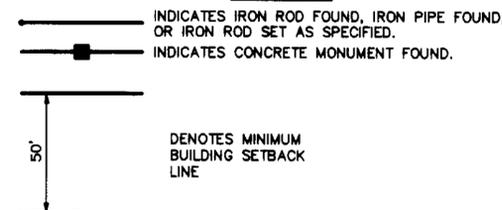
**WALTERS LAND SURVEYING, LTD.**  
 710 DENBIGH BOULEVARD, SUITE 4C  
 NEWPORT NEWS, VIRGINIA 23602  
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692  
 PHONE: (757)898-1057 FAX: (757)898-2862  
 SHEET 1 OF 2

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.

Jack L. Locke Jr. 4-22-04 DATE  
 JACK L. LOCKE JR.  
Kay B. Locke 4-22-04 DATE  
 KAY B. LOCKE  
Lynne B. Goens 4-22-04 DATE  
 LYNNE B. GOENS  
Calrence E. Byrum 4-22-04 DATE  
 CALRENCE E. BYRUM  
Carol D. Byrum 4-22-04 DATE  
 CAROL D. BYRUM

- NOTE: THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.
- NOTE: THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10')
- NOTE: THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPERATE OR INDEPENDENT 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 JACK L. LOCKE JR. & KAY B. LOCKE, AND CLARENCE E. BYRUM & CAROL D. BYRUM AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- NOTE: THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR THE 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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S 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 THE 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.

**LEGEND**



I, Jennifer Y. White 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 22nd DAY OF April, 2004.

Jennifer Y. White  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 3-31-06

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 BOUNDRY ADJUSTMENT AND SUBDIVISION IS AS FOLLOWS:

- TAX PARCEL 24-24-00-001 IS IN THE NAME OF KAY B. LOCKE & LYNNE B. GOENS, SISTERS, AND WAS ACQUIRED FROM ALMA S. BYRUM, WIDOW, BY WILL DATED SEPTEMBER 20, 2001, AND DULY RECORDED AS INSTRUMENT NO. WF00000005301.
- TAX PARCEL 24-24-00-002 IS IN THE NAME OF JACK L. LOCKE JR. AND DELORES K. LOCKE HUSBAND AND WIFE, AND WAS ACQUIRED FROM ALMA S. BYRUM, WIDOW, BY DEED DATED MARCH 15, 1978 AND DULY RECORDED IN DEED BOOK 311, PG. 459.
- TAX PARCEL 24-41-00-003A IS IN THE NAME OF CLARENCE E. BYRUM AND CAROL D. BYRUM (FORMERLY CAROL JEANNE DEMILLE) HUSBAND AND WIFE, AND WAS ACQUIRED FROM ALMA S. BYRUM, WIDOW, BY DEED DATED MARCH 30, 1984 AND DULY RECORDED IN DEED BOOK 394, PG. 274.
- TAX PARCEL 24-41-00-003B IS IN THE NAME OF LYNNE B. GOENS AND WAS ACQUIRED FROM ALMA S. BYRUM, WIDOW, BY DEED DATED MARCH 15, 1999, AND DULY RECORDED IN DEED BOOK 1079, PG. 431

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 JUNE 1, 2004.

Johnny S. Walters, III 4/25/2004  
 LAND SURVEYOR



UTILITY NOTES:

WATER:  
 EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

SEWER:  
 THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

Thomas B. Coates  
 SANITARIAN

4-23-04  
 (DATE)

APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 5/27/04

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 28th DAY OF May 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 04001126

TESTE: Lynn S. Jenkins  
 CLERK

BY: Archie M. Chismar, DC