



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CONSENT AND DEDICATION
LOT 12-TAX PARCEL 07A2-11-EG-012

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

OWNERS:
Warren Hawes Helwig 6/24/05
Catherine Zahn Helwig 6/24/05

CERTIFICATE OF NOTARIZATION

STATE OF Virginia
CITY/COUNTY OF York

TO-WIT:
I, Julia Morris A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF June, 2005.
MY COMMISSION EXPIRES 3/6, 2007

Julia A. Morris
NOTARY PUBLIC

TRUSTEE:
DEED OF TRUST DATED MAY 24, 2004, ALLEN C. TANNER, JR. AS TRUSTEE, FOR THE BENEFIT OF ANSEN MORTGAGE CORPORATION, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JUNE 1, 2004 AS DOCUMENT NO. 040011325.

Allen C. Tanner, Jr. DATE

CERTIFICATE OF NOTARIZATION

STATE OF _____
CITY/COUNTY OF _____

TO-WIT:
I, _____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2005.
MY COMMISSION EXPIRES _____, 20____

NOTARY PUBLIC

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 12 (TAX PARCEL 07A2-11-EG-012) WAS CONVEYED TO WARREN HAWES HELWIG AND CATHERINE ZAHN HELWIG, HUSBAND AND WIFE, FROM HEATHER COURTNEY ANGLES BY DEED DATED JUNE 24, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS DEED BOOK 1104, PAGE 674.

THE PROPERTY SHOWN ON THIS PLAT AS LOT 13 (TAX PARCEL 07A2-11-EG-013) AND LOT 14 (TAX PARCEL 07A2-11-EG-014) WAS CONVEYED TO JO ANN MCCONNELL, DIVORCED, FROM LELAH MARIE MCCONNELL BY WILL W.F. 6144-00-03 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 24, 2004.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER, 2005.

Robert D. Mann 5/19/05
ROBERT D. MANN, L.S. #8308 DATE



OWNER'S CONSENT AND DEDICATION
LOT 13-TAX PARCEL 07A2-11-EG-013 AND
LOT 14-TAX PARCEL 07A2-11-EG-014

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

JoAnn McConnell 5/20/05
JO ANN MCCONNELL DATE

CERTIFICATE OF NOTARIZATION

STATE OF Montgomery
CITY/COUNTY OF Montgomery

TO-WIT:
I, Anne Jarrett A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF May, 2005.
MY COMMISSION EXPIRES June 1, 2007

Anne Jarrett
NOTARY PUBLIC

NOTES:

- 1. LOT 12 IS:
TAX PARCEL 07A2-11-EG-012
GPN #6156-4786-3867
STREET ADDRESS: #104 SPUR COURT
- LOT 13 IS:
TAX PARCEL 07A2-11-EG-013
GPN #6156-4729-4186
STREET ADDRESS: #102 SPUR COURT
- LOT 14 IS:
TAX PARCEL 07A2-11-EG-014
GPN #6156-4520-4105
STREET ADDRESS: #108 COPSE WAY
- 2. MINIMUM SETBACKS FOR RURAL RESIDENTIAL ZONING DISTRICT:
FRONT YARD 50'
SIDE YARD 20'
REAR YARD 50'
- 3. REFERENCES:
D.B.1104, PG.674, D.B.182, PG.630, D.B.188, PG.858,
W.F.6144-00-03, P.B.7, PG.10
D.B.184, PG.570 (VIRGINIA POWER EASEMENT, NOT PLOTABLE)
D.B.181, PG.231 (C&P TELEPHONE EASEMENT, NOT PLOTABLE)
P.B.7, PG.10 PLAT
- 4. THE PROPERTIES SHOWN ARE CURRENTLY ZONED RR - RURAL RESIDENTIAL
- 5. TOTAL AREA OF BOUNDARY LINE ADJUSTMENT = 3.546 ACRES±
- 6. APPROXIMATE DRAINFIELD LOCATIONS AS SHOWN HEREON PROVIDED BY VIRGINIA DEPARTMENT OF HEALTH.
- 7. THE PROPERTIES SHOWN LIE IN ZONE X, ZONE X, AND ZONE AE PER F.L.R.M. #010182 0030 B, DATED 12/16/88. (SEE PLAT).
- 8. ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN)
- 9. ZONE X-SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD)
- 10. ZONE AE (BASE FLOOD ELEVATIONS DETERMINED IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) BFE=7
- 8. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10), AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- 9. DRAINAGE 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 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.
- 10. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSES BE OR BECOME A SEPARATE 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 WARREN HAWES HELWIG AND CATHERINE ZAHN HELWIG AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 11. THE PROPERTIES SHOWN LIE WITHIN THE CHESAPEAKE BAY PRESERVATION AREA, THE RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA AS SHOWN ON SHEET 2 ARE BASED ON GIS INFORMATION PROVIDED BY THE COUNTY OF YORK. ANY FUTURE DEVELOPMENT OR CONSTRUCTION WILL REQUIRE A SITE SPECIFIC DETERMINATION OF THE LOCATION OF THE RESOURCE PROTECTION AREA LINE.

RESUBDIVISION OF
LOTS 12, 13, AND 14
QUEENS LAKE
SECTION "EG"

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 2/24/05 SCALE: 1" = 50' DRAWN: EAW



8848 Old Towne Road, Suite 1
Williamsburg, Virginia 23108
(804) 298-0040
Fax (804) 290-8884
JOB NO. 25650

SHEET 1 OF 2

PRIMARY GEODETIC CONTROL NETWORK
OF YORK COUNTY, VIRGINIA
STATION #031

EASTING (00) 18020830.021
NORTHING (00) 3631881.028

ELEVATION OF STATION = 84.57'
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NGVD29

2005 JUN 20 11:59:44

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena PLAT APPROVING AGENT
DATE: 6/20/05

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20th DAY OF June, 2005
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 050014742
TESTE: Lynn S. Jenkins
CLERK
BY: Christina Norman, D.C.