

QUEENSWOOD

SECTION THREE-E

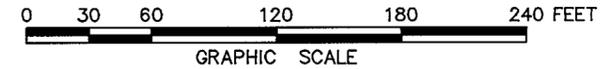
BRUTON DISTRICT - COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

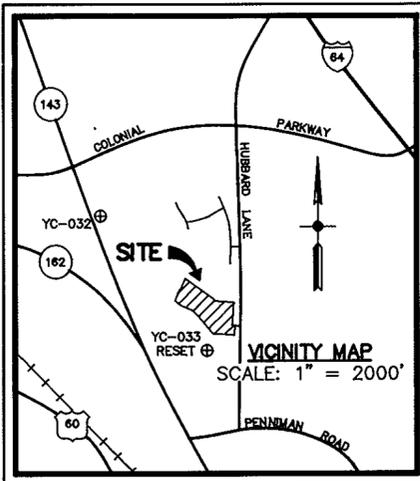
SHEET 1 OF 2

SCALE: 1" = 60' AUGUST 20, 1993



YC-032
E12012447.908
N3628504.685

YC-033
RESET
E12014606.789
N3628091.569



- LEGEND:**
- DENOTES PIPE, PIN OR MONUMENT FOUND
 - DENOTES PIN SET
 - DENOTES CONCRETE MONUMENT SET

THE PLATTING OF THE LAND HEREON SHOWN FOR ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, AND NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION, DOING BUSINESS AS QUEENSWOOD JOINT VENTURE, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

QUEENSWOOD JOINT VENTURE: ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION

BY: Henry H. Stephens DATE: 2-1-94
HENRY H. STEPHENS, PRESIDENT

NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION

BY: Lynn I. Parsons DATE: 2-7-94
LYNN I. PARSONS, PRESIDENT

Robert B. Upshaw DATE: 2-16-94
ROBERT B. UPSHAW OR B.M. MILLNER, TRUSTEE
EITHER OF WHOM MAY ACT
SIGNET BANK/VIRGINIA, BENEFICIARY
(D.B.527, P.815; AUGUST 24, 1988)

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Frances K. Barber, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1st DAY OF February, 1994.

Frances K. Barber
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-30-94

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 ATLANTIC HOMES DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, AND NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION, DOING BUSINESS AS QUEENSWOOD JOINT VENTURE, AND WAS ACQUIRED FROM NEW WILLIAMSBURG PROPERTIES LIMITED, A VIRGINIA CORPORATION BY DEED DATED AUGUST 3, 1988 AND RECORDED IN DEED BOOK 527, PAGE 812 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1994.

C.E. Newbaker III
C.E. NEWBAKER III, L.S.# 1380

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

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



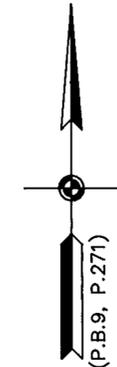
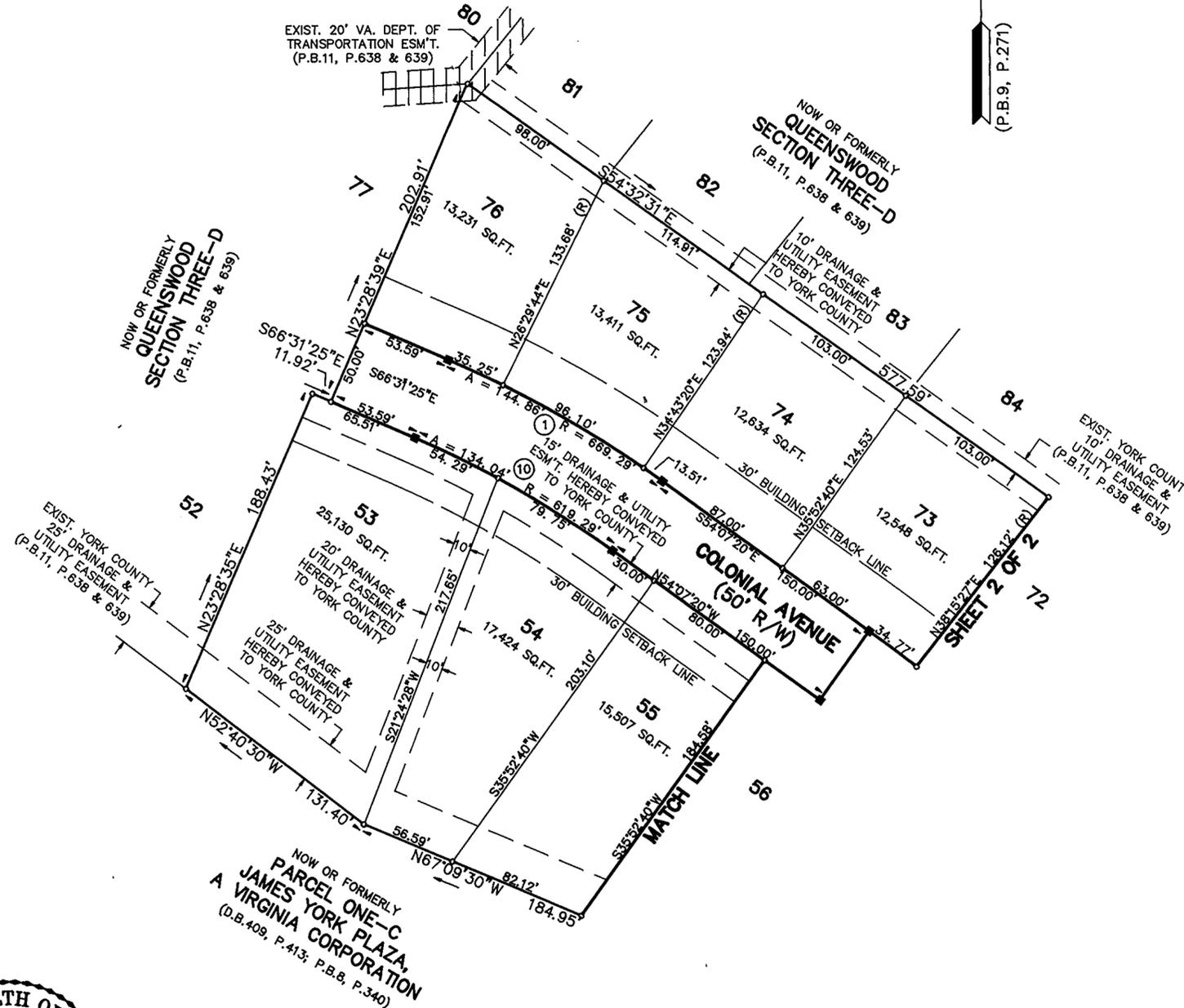
CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	669.29'	12°24'05"	144.86'	72.72'	144.58'	S60°19'22"E
2	837.14'	14°02'21"	205.12'	103.08'	204.61'	S47°06'10"E
3	25.00'	90°00'00"	39.27'	25.00'	35.36'	S85°04'59"E
4	212.40'	45°41'05"	169.36'	89.47'	164.91'	N27°04'28"E
5	262.40'	45°41'05"	209.22'	110.53'	203.73'	S27°04'28"W
6	25.00'	103°45'57"	45.28'	31.86'	39.34'	S01°57'58"E
7	235.12'	28°17'28"	116.10'	59.26'	114.92'	S67°59'40"E
8	285.12'	42°03'25"	209.29'	109.61'	204.62'	N61°06'41"W
9	787.14'	14°02'21"	192.87'	96.92'	192.39'	N47°06'10"W
10	619.29'	12°24'05"	134.04'	67.28'	133.78'	N60°19'22"W

AREA WITHIN LOTS = 8.294 ACRES
RIGHT-OF-WAY AREA = 1.506 ACRE
TOTAL SUBDIVIDED AREA = 9.800 ACRES

EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES:

MINIMUM BUILDING SETBACK LINE SHOWN THUS:



NOTES:

- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THIS SUBDIVISION IS NOT ON THE COUNTY OF YORK HORIZONTAL AND VERTICAL CONTROL NETWORK.
- PROPERTY LIES IN ZONE X, (WHITE), (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0030B, DECEMBER 16, 1988.

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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John Paul
PLAT APPROVING AGENT

DATE: MARCH 11, 1994

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 4 DAY OF March, 1994, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 17.

TESTE: NANCY B. KANE, CLERK
CLERK

BY: Carol D. ...
Deputy Clerk

PROPERTY IS A PORTION OF ASSESSOR'S PARCEL NUMBER 10-10.

