

VICINITY MAP SCALE: 1" = 2000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNERS AND PROPRIETORS

Bill J. Kaoudis 4-11-94 DATE  
 BILL J. KAUDIS  
C.K. Tudor 4/11/94 DATE  
 C.K. TUDOR

I, BRENDA G. TAYLOR  
 A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS, 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 11<sup>TH</sup> DAY OF  
April, 1994

Brenda G. Taylor  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 5-31-97

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

- BILL J. KAUDIS & C.K. TUDOR  
 AND WAS ACQUIRED FROM:
- PARCEL A: VIRGIE WEBB-WILLIAMS, JAMES C. WILLIAMS, JR. SYRFOPIA CLEO WILLIAMS, QUO VADIS W. WRIGHT AND JOHN P. WRIGHT BY DEED DATED JUNE 21, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 523, PAGE 829
  - PARCEL B: VIRGIE WEBB-WILLIAMS, JAMES C. WILLIAMS, JR., SYRFOPIA CLEO WILLIAMS, QUO VADIS W. WRIGHT AND JOHN P. WRIGHT BY DEED DATED MAY 5, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 523, PAGE 825
  - PARCEL C: ETHEL A. STERNBERG, BY DEED DATED OCTOBER 6, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 532, PAGE 389
  - PARCEL D: DAVID ALBERT POWERS, III, BY DEED DATED JULY 13, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 524, PAGE 42
  - PARCEL E: COMMONWEALTH OF VIRGINIA, BY DEED DATED JUNE 28, 1989 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 559, PAGE 477

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'.  
 I CERTIFY THAT MONUMENTS & IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1994

C.K. Tudor 4/11/94 DATE  
 C.K. TUDOR P.E. & C.L.S.

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.



THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED TRUSTEES.  
Eric A. Hauser 4/14/1994 DATE  
 ERIC A. HAUSER, SOLE ACTING TRUSTEE FOR CENTRAL FIDELITY BANK  
 BY DEED DATED NOV. 18, 1993, RECORDED NOV. 19, 1993 IN DB. 760, PG. 559

I, Claire M. Levin  
 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 14<sup>th</sup> DAY OF  
April, 1994

Claire M. Levin  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/97

PRIMARY GEODETIC CONTROL MONUMENTS

HORIZONTAL DATUM-U.S.G.S.-A 3 1/4" DISC IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 035". THE DISC IS LOCATED ON THE GROUNDS OF THE GRIFFIN-YEATES CENTER, ON RT. 677 (GOVERNMENT ROAD) 24.0' SOUTHEAST OF THE CENTER LINE OF RT. 677 42.5' NORTHEAST OF THE FIRE HYDRANT (RED WITH WHITE CAP)

X=12,017,812.989  
 Y=3,622,967.181  
 ELEV. = 87.84

VERTICAL DATUM-U.S.G.S.-A 3 1/4" BRONZE DISC IN CONCRETE APPROXIMATELY 6" BELOW THE GROUND SURFACE, STAMPED "BOOK 1958". THE DISC IS LOCATED AT THE SOUTHWEST CORNER OF LOT 2, WILLIAMS TERRACE, SECTION ONE, ON RT. 677 (GOVERNMENT ROAD) ELEVATION 87.46 N.G.V.D.

X=12,017,455.273  
 Y=3,620,868.745

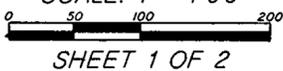
# MAGRUDER WOODS

## BRUTON DISTRICT

### COUNTY OF YORK, VIRGINIA

FEBRUARY 23, 1994

C.K. TUDOR ENGINEERS, INC.  
 11524 JEFFERSON AVENUE  
 NEWPORT NEWS, VIRGINIA 23601  
 SCALE: 1" = 100'



SHEET 1 OF 2

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 SHOWN HEREON

THIS SUBDIVISION DOES NOT LAY WITHIN ANY RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA BOUNDARIES.

THIS SUBDIVISION IS IN FLOOD ZONE X (UN-SHADED) AREA OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 5101820030 B DATED DECEMBER 16, 1988

AREA WITHIN LOTS ..... 12.9056 AC.  
 AREA WITHIN RIGHT-OF-WAY ..... 1.4978 AC.  
 TOTAL SUBDIVIDED AREA ..... 14.4034 AC.

TAX MAP PARCEL NUMBERS 11-77B, 11-80, 11-81, 11-81A, 11-82 & 11-87

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS

BY: J. Mark Carter  
 PLAT APPROVING AGENT

DATE: MAY 20, 1994

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 26<sup>th</sup> DAY OF May, 1994  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 122, PAGE 56

TESTE: Nancy B. Kane  
 CLERK

BY: [Signature]