

GEODETIC CONTROL:
 STATION NO. 036
 EASTING: 12020310.708 FT.
 NORTHING: 3622857.854 FT.
 STATION NO. 039
 EASTING: 12020982.199 FT.
 NORTHING: 3617510.523 FT.

- MINIMUM BUILDING SETBACK LINE SHOWN THUS: BSL
- MONUMENTS, DENOTED "I.P.(P)" HEREON, SHALL BE PINS, FOUND
 MONUMENTS, DENOTED "I.P.(S)" HEREON, SHALL BE PINS SET IN CONCRETE.
- ALL EASEMENTS AS SHOWN HEREON (UNLESS OTHERWISE NOTED) ARE HEREBY DEDICATED TO THE COUNTY OF YORK, VIRGINIA FOR THE INSTALLATION AND/OR MAINTENANCE OF UTILITIES AND/OR DRAINAGE FACILITIES.
- THERE ARE 21 LOTS IN THIS SUBDIVISION.
- THERE ARE NO EXISTING STRUCTURES IN THIS SUBDIVISION.
- TOTAL AREA ENCOMPASSED BY THIS SUBDIVISION IS 11.241 ACRES.
- 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.

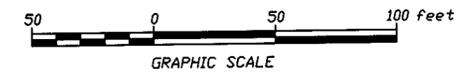
- SIGHT EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN 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.
- 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 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.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24-158 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL COMMON AREAS DEFINED ON THIS PLAT TO BE CONVEYED TO WILLIAMSBURG BLUFFS COMMUNITY ASSOCIATION.
- AREA WITHIN LOTS (TOTAL).....4.609 AC.
 AREA WITHIN RIGHT OF WAY.....1.528 AC.
 AREA WITHIN COMMON AREA.....5.106 AC.
 TOTAL SUBDIVIDED AREA.....11.241 AC.
- THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION APPEARS TO FALL OUTSIDE FLOOD ZONE A, AS SHOWN ON THE DEPARTMENT OF H.U.D. FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA, (COMMUNITY PANEL NO. 510182, PANEL 02 A)

SUBDIVISION PLAT
 OF
WILLIAMSBURG BLUFFS
 SECTION II, PHASE I
 (TAX MAP 11-11 SECTION II, PHASE I)
 FOR
BLUFFS, L.L.C.
 YORK COUNTY

Scale: 1"=50' DECEMBER 5, 1995

BASGIER and ASSOCIATES
 A PROFESSIONAL CORPORATION
 ENGINEERS-SURVEYORS-PLANNERS
 VIRGINIA BEACH-NEWPORT NEWS, VIRGINIA

SHEET 1 OF 3



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

BLUFFS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
 BY: T.H. Nicholson, Jr. MANAGER
 DATE: 12/7/95

CENTRAL FIDELITY NATIONAL BANK
 (D.B. 849, PG. 7: DATED: JUNE 9, 1995)
 BY: Raymond H. Suttle or Gerald L. Passaro TRUSTEE
 DATE: 12/7/95

W.A.R.S., INC, A VIRGINIA CORPORATION
 (D.B. 847, PG. 12: DATED: MAY 22, 1995)
 BY: David A. Miller, Jr. TRUSTEE
 DATE: 12/8/95

STATE OF VIRGINIA, TO WIT
 I, Helen Quinn, A NOTARY PUBLIC IN AND FOR THE State of Virginia OF City of Virginia Beach DO HEREBY CERTIFY THAT T. H. NICHOLSON, JR., MANAGER, BLUFFS, L.L.C., WHOSE NAME IS SIGNED TO THE FORTGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. Bluffs, L.L.C., a Virginia Limited Liability Company
 GIVEN UNDER MY HAND THIS 7th DAY OF December 1995
Helen Quinn
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/01/99

STATE OF VIRGINIA, TO WIT:
 I, Helen Quinn, A NOTARY PUBLIC IN AND FOR THE State of Virginia OF City of Virginia Beach DO HEREBY CERTIFY THAT Raymond H. Suttle or Gerald L. Passaro, TRUSTEE, CENTRAL FIDELITY NATIONAL BANK, WHOSE NAME IS SIGNED TO THE FORTGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 7th DAY OF December 1995
Helen Quinn
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/01/99

STATE OF VIRGINIA, TO WIT
 I, Greg S. Allett, A NOTARY PUBLIC IN AND FOR THE State of Virginia OF CITY OF VIRGINIA BEACH DO HEREBY CERTIFY THAT DAVID A. MILLER, JR., TRUSTEE, W.A.R.S. INC., A VIRGINIA CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 8th DAY OF December 1995
Greg S. Allett
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/30/97

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISION 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 BLUFFS, L.L.C., AND WAS ACQUIRED FROM NICHOLSON HOMES, INC. BY DEED DATED 11/21/95 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 87L, PAGE 726. I CERTIFY THAT MONUMENTS AND IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 2/1/96.



Ted A. Mendenhall
 CERTIFIED LAND SURVEYOR
 Va. No. 1845

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: John T. Quinn, PE
 PLAT APPROVING AGENT
 DATE: 1-31-96

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 1st DAY OF February, 1996
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 333.
 TESTE: Nancy B. Kane
 BY: Rachael R. Drouse, Clerk