

**VICINITY MAP**

SCALE : 1" = 2,000'  
 0 1,000 2,000 4,000  
 GRAPHIC SCALE

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, IF ANY.

*V. Tucker* DATE: 3/6/97  
 PRESIDENT OF TUCKER DEVELOPMENT CORP., A VIRGINIA CORPORATION - KEVIN TUCKER

STATE OF VIRGINIA TO WIT :  
 I, *Sharon Lynne Binder*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF *York*, 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 *6th* DAY OF *March*, 1997.

*Sharon Lynne Binder*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES : *August 31, 1999*

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 THAN 1"/20,000". THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF TUCKER DEVELOPMENT CORP., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM WE CORPORATION, A VIRGINIA CORPORATION BY DEED DATED MARCH 6, 1997 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 938, PAGE 42.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1997.  
*Donald W. Davis* 1/29/97  
 DONALD W. DAVIS, C.L.S. DATE



**PRIMARY GEODETIC CONTROL MONUMENTS**

- 35 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 035". THE DISK IS LOCATED ON THE GROUNDS OF THE GRIFFIN-YEATES CENTER, ON ROUTE 677 (GOVERNMENT ROAD), 24.0' SOUTHEAST OF THE CENTER LINE OF ROUTE 677, 42.5' NORTHEAST OF THE FIRE HYDRANT (RED WITH WHITE CAP). COORDINATES-U.S. SURVEY FEET- 12017812.989(E) ; 3622967.181(N)
- 39 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 039". THE DISK IS LOCATED AT THE SOUTHWEST END OF THE GRASS MEDIAN ON ROUTE 1123 (TAM-O-SHANTER BOULEVARD) AT THE INTERSECTION WITH ROUTE 143 (MERRIMAC TRAIL), 23.0' SOUTHEAST OF THE CENTER LINE OF THE WESTBOUND LANES OF ROUTE 1123, 39.0' NORTHEAST OF THE CENTER LINE OF ROUTE 143. COORDINATES-U.S. SURVEY FEET-12020982.199(E) ; 3617510.523(N)

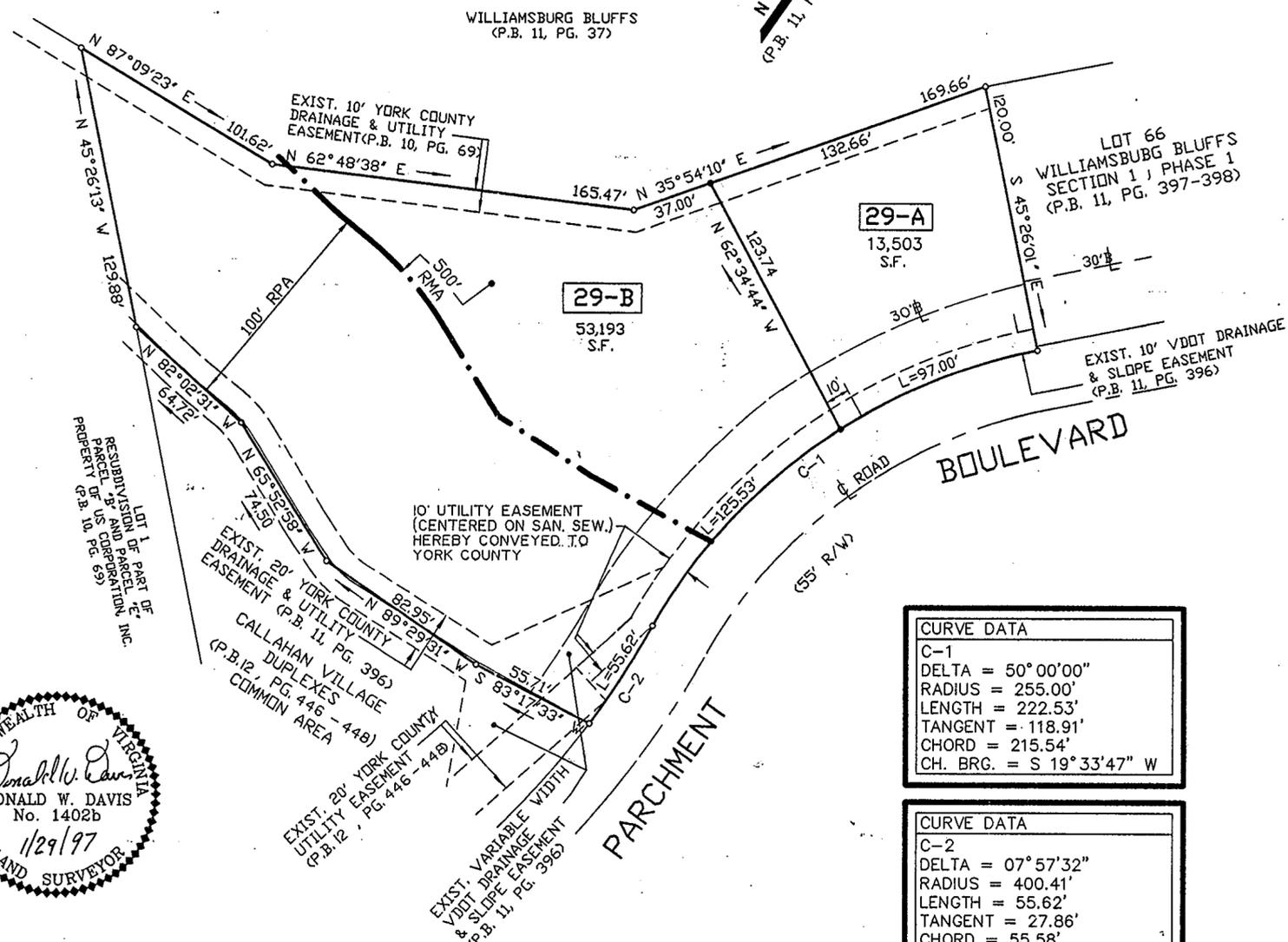
TAX MAP PARCEL NO. 15-(7)-4A

NOTE : PROPERTY LOCATED WITHIN THIS SUBDIVISION IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 510182 0030 B. EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE : 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 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

NOTE : THE RECORDATION OF THIS PLAT SHALL OPERATE 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.

NOTE : DRAINAGE & 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 & 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.



**CURVE DATA**

C-1  
 DELTA = 50° 00' 00"  
 RADIUS = 255.00'  
 LENGTH = 222.53'  
 TANGENT = 118.91'  
 CHORD = 215.54'  
 CH. BRG. = S 19° 33' 47" W

**CURVE DATA**

C-2  
 DELTA = 07° 57' 32"  
 RADIUS = 400.41'  
 LENGTH = 55.62'  
 TANGENT = 27.86'  
 CHORD = 55.58'  
 CH. BRG. = S 01° 27' 30" E

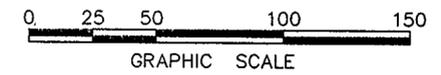
TOTAL SUBDIVIDED AREA : 66,696 S.F. OR 1.5311 ACRES

RESUBDIVISION OF 453

LOT 29  
**CALLAHAN VILLAGE DUPLEXES**

COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 50'; DATE : 29 JAN. 1997

DAVIS & ASSOCIATES, P.C.  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY SUITE "G"  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583



**SYMBOLS**

- DENOTES IRON ROD SET
- DENOTES IRON ROD FOUND
- DENOTES PIPE FOUND
- 30' — DENOTES MINIMUM BUILDING SETBACK LINE
- 10' — 20' — DENOTES DRAINAGE AND UTILITIES EASEMENT
- RMA DENOTES RESOURCE MANAGEMENT AREA
- RPA DENOTES RESOURCE PROTECTION AREA

**A P P R O V E D**

YORK COUNTY BOARD OF SUPERVISORS

BY : *John T. Clusan, PE*  
 PLAT APPROVING AGENT

DATE : *3-12-97*

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE *12th* DAY OF *March*, 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK *12* PAGE *453*.

TESTE : *Nancy B. Kane*  
 CLERK  
 BY : *Carol D. Driscoll, Deputy Clerk*