

VICINITY MAP
SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

Ann M. Mattson *John M. Mattson* *Jennifer L. Mattson*
Ann M. Mattson John M. Mattson Jennifer L. Mattson

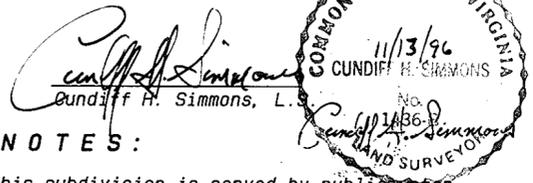
DATE: 4/10/97

I, *Germaine M. Site*, a Notary Public in and for the County of York of 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 county and state aforesaid. Given under my hand this 10th day of April, 1997

My commission expires 4/30/00
Germaine M. Site
Notary Public

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 Ann M. Mattson and was acquired from Axel T. and Ann M. Mattson by deed dated Feb. 25, 1992 and duly recorded in deed book 653 at page 272 and the name of John M. and Jennifer L. Mattson, husband and wife, and was acquired from John M. Mattson by deed dated Aug. 29, 1995 and duly recorded in deed book 860 at page 316. All of the above deeds are recorded in the Clerk's Office of the Circuit Court for the County of York, Virginia.

I certify that iron pipes or pins, as well as monuments will be set on or before April 30, 1997.



UTILITIES NOTES:

WATER: Each lot within this subdivision is served by public water provided by the City of Newport News Waterworks.

SEWER: This subdivision has been inspected by an agent of the local health department and each lot contained therein has been determined acceptable for installation of an individual sewerage disposal system under the subdivision evaluation procedures in effect as of this date, subject to the conditions indicated on the approved copy of the plat filed at the local Health Dept.

J.W. Sutton 4-10-97
SANITARIAN DATE

All construction or land development activities shall be subject to the requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations (VA-173-02-01) and Section 24.1-372 of the York County Zoning Ordinance. The land proposed to be conveyed or exchanged by deed recorded contemporaneously herewith shall not for any purpose 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 John M. and Jennifer L. Mattson at the time of this conveyance or exchange. Variance to Section 24.1-204 of the Zoning Ordinance granted by the Board of Zoning/Subdivision Appeals on December 5, 1996 by Resolution No. 96-21A.

PLAT OF SUBDIVISION OF PROPERTY OF
ANN M. MATTSON
AND BOUNDARY LINE ADJUSTMENT WITH
JOHN M. MATTSON
NELSON DISTRICT, COUNTY OF YORK, VIRGINIA

Simmons Newsome, P.C.
Engineers Surveyors Planners
110A Dune Road
Yorktown, Virginia 23692
Phone (804) 898-4914 Fax (804) 898-4914

SCALE: 1" = 50' DATE: NOVEMBER 13, 1996

AREA WITHIN R/W 0.00 +/- ACRES
AREA WITHIN LOTS 5.19 +/- ACRES
TOTAL AREA 5.19 +/- ACRES

REFERENCES	LEGEND
Tax Parcels 19-10 & 19D-1-22	---●--- Iron Pipe Found
P.B. 10 PG 553	---○--- Iron Pipe Set
D.B. 653 PG. 272	---●--- Iron Rod Found
D.B. 512 PG. 743	---■--- Monument Found
D.B. 860 PG. 316	RPA = Resource Protection Area
	RMA = Resource Management Area

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

UNITS - U. S. SURVEY FT.

YORK COUNTY REFERENCE MONUMENTS STATION	EASTING	NORTHING
064	12070555.900	3605654.054
065-RESET	12071413.496	3604014.676
066	12070710.514	3600855.609
070	12074558.050	3601562.497
071	12076489.853	3604427.133
072	12077634.920	3609105.829
073	12078427.555	3603222.290

S = PRIMARY DRAINFIELD
R = RESERVE DRAINFIELD

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *John H. ... PE*
PLAT APPROVING AGENT

DATE: 6-3-97

STATE OF VIRGINIA
COUNTY OF YORK
In the Clerk's Office of the Circuit Court for the County of York the 4th day of June, 1997 this map was presented and admitted to record as the law directs in PLAT BOOK 12 at PAGE 477

TESTE: *Nancy B. Kane*
Clerk
BY: *Carol ... Deputy Clerk*
Deed Book 951 Page 39

