

**PLAT SHOWING UTILITY EASEMENT**

**HEREBY CONVEYED TO**

**THE COUNTY OF YORK**

**FROM: MICHAEL C. BROWN, LIMITED**

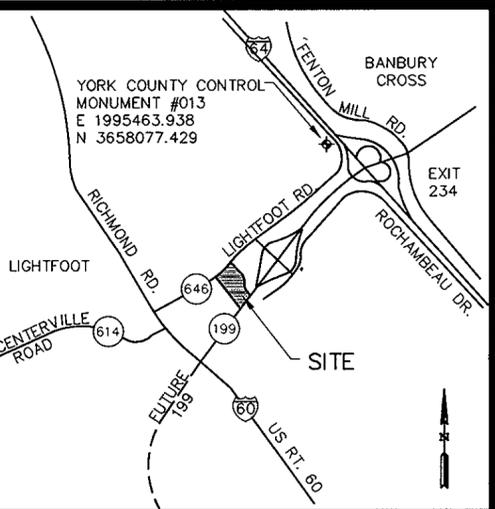
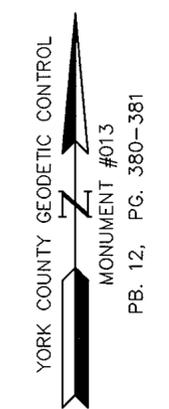
BRUTON DISTRICT YORK COUNTY VIRGINIA  
 DATE: 1/20/97 SCALE: 1" = 100' DRAWN: RMO/KEG



5248 Olde Towne Road, Suite 1  
 Williamsburg, Virginia 23188  
 (804) 253-0040  
 Fax (804) 220-8994  
 SHEET 1 OF 1  
 JOB NO. 8158

**LEGEND**

- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L. TYP.)
- EXISTING YORK COUNTY UTILITY EASEMENT
- PROPOSED YORK COUNTY UTILITY EASEMENT
- IRF IRON ROD FOUND
- PROPERTY CORNER
- ////// RESTRICTED ACCESS ESMT.



**VICINITY MAP**  
 SCALE: 1" = 4000'

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF UTILITY EASEMENTS ACROSS LOT 4 SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES.

*Michael C. Brown, Ltd.* 4/25/97  
 MICHAEL C. BROWN, LTD. TITLE DATE  
 A VIRGINIA CORPORATION

*James H. Hudson, III* 4/4/97  
 JAMES H. HUDSON, III, TRUSTEE DATE

FOR: MICHAEL C. BROWN, LTD.  
 NOTARY: STATE OF VIRGINIA

*Mary Meidlin* A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF April, 1997.

MY COMMISSION EXPIRES 02-28, 1998.

FOR: JAMES H. HUDSON, III, TRUSTEE  
 NOTARY: STATE OF VIRGINIA

*Jamerea L. Carter* A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 4 DAY OF April, 1997.

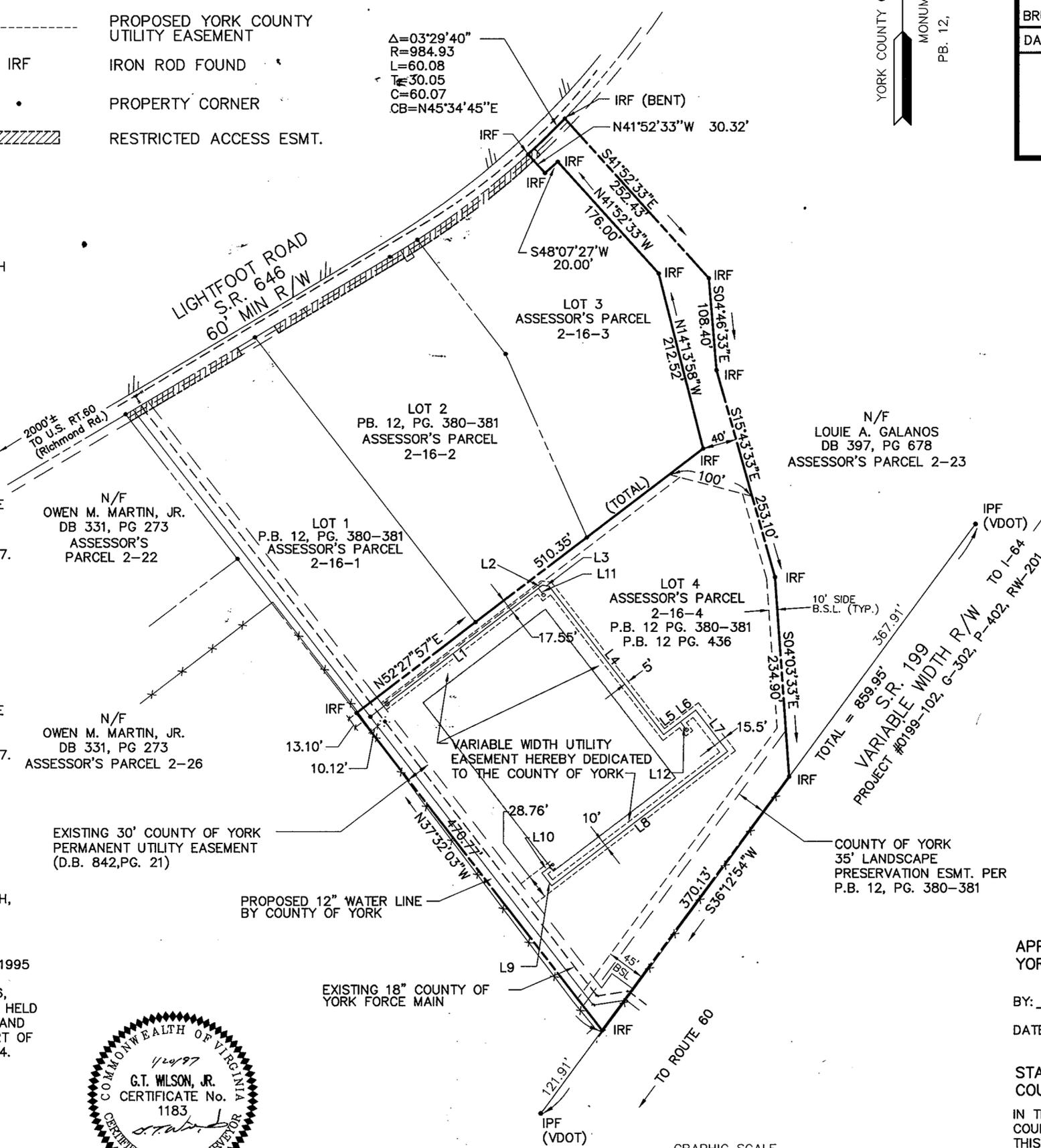
MY COMMISSION EXPIRES 9-30, 1998.

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT LOT 4 IS IN THE NAME OF MICHAEL C. BROWN, LTD., AND WAS ACQUIRED FROM HAROLD ELWOOD FLATTEN BY DEED DATED OCTOBER 4, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 866, AT PAGE 591. A DEED OF TRUST DATED OCTOBER 10, 1995 IS HELD BY LARRY G. DILLON AND JAMES H. HUDSON, III, (TRUSTEES), AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 866, PAGE 594.

*G.T. Wilson, Jr.* 1/20/97  
 G.T. WILSON, JR., C.L.S. DATE



**NOTES**

1. UTILITY EASEMENT TO BE 5' EACH SIDE OF CENTERLINE AS SHOWN, EXCEPT LINE 7 TO BE 7.75' EACH SIDE OF CENTERLINE.
2. 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.
3. 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.

LINE	BEARING	DISTANCE
1	N 52°27'57\"	227.56
2	N 52°27'57\"	5.73
3	S 82°32'03\"	8.13
4	S 37°32'03\"	219.73
5	N 52°27'57\"	24.69
6	N 52°27'57\"	22.51
7	S 37°32'03\"	61.21
8	S 52°27'57\"	259.22
9	N 37°32'03\"	18.76
10	N 52°27'57\"	11.99
11	S 37°32'03\"	9.90
12	S 37°32'03\"	12.11

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS

BY: *John R. ...* PLAT APPROVING AGENT  
 DATE: 6-11-97

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 12 DAY OF June, 1997.  
 THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS,  
 PLAT BOOK 12, PAGE 483

TESTE: *Nancy B. ...* CLERK

BY: *James S. Berry*

