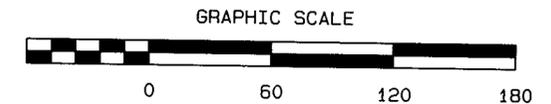


# HILLSIDE ESTATES

COUNTY OF YORK 486  
VIRGINIA

COENEN & ASSOCIATES, INC  
ENGINEERS PLANNERS SURVEYORS  
696 J. CLYDE MORRIS BLVD.-NEWPORT NEWS, VA. 23601  
SCALE: 1" = 60' DATE: SEPTEMBER 17, 1996



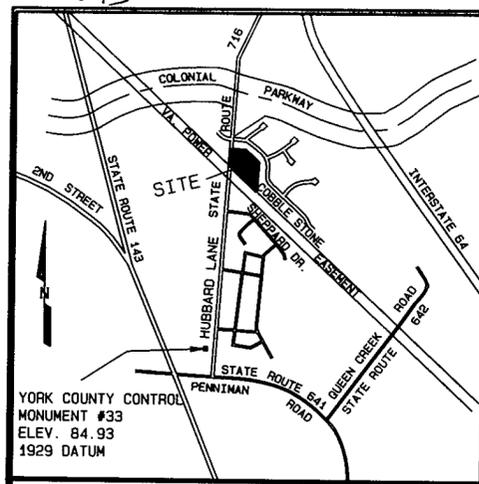
STATION NO.	EASTING	NORTHING
033	12014606.789	3626091.569

NOTE: VALUES ARE IN U.S. SURVEY FEET

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: (1) 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 (2) 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.

NOTE: SIGHT EASEMENTS AT EACH STREET INTERSECTION, 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.

ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE HILLSIDE ESTATES HOMEOWNERS' ASSOCIATION.



VICINITY MAP  
SCALE 1" = 2000'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETOR, AND TRUSTEES, IF ANY.

*C.L. Parrish*  
C.L. PARRISH, PRESIDENT  
PARRISH ENTERPRISES, INC.  
*Thomas E. Flounders and David R. Draper*  
THOMAS E. FLOUNDERS AND DAVID R. DRAPER  
TRUSTEES FOR JEFFERSON NATIONAL BANK  
DEED BOOK 881, PAGE 714, DATE: FEB. 7, 1996

STATE OF VIRGINIA, TO WIT:

I, Mary J. Woodley, 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 City AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 23rd DAY OF October 1996.

*Mary J. Woodley*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6.30.97

NOTE: 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 SAME.

THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FIRM #510182-00308, DATED DEC. 16, 1988.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

CURVE DATA TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'	S40°43'00"E
C2	31°19'58"	361.97'	101.52'	197.95'	195.49'	S70°03'01"E
C3	46°37'41"	25.00'	10.77'	20.35'	19.79'	S77°41'53"E
C4	77°44'52"	55.00'	44.34'	74.63'	69.04'	S40°06'51"W
C5	57°11'48"	25.00'	13.63'	24.96'	23.93'	N27°21'29"W
C6	29°45'36"	311.97'	82.89'	162.04'	160.22'	N70°50'12"W
C7	90°00'00"	25.00'	25.00'	39.27'	35.36'	S49°17'00"W
C8	78°27'47"	25.00'	20.41'	34.24'	31.62'	S34°56'53"E
C9	78°27'47"	25.00'	20.41'	34.24'	31.62'	N43°30'53"E

TAX MAP I.D. NO. 10-6-A & B

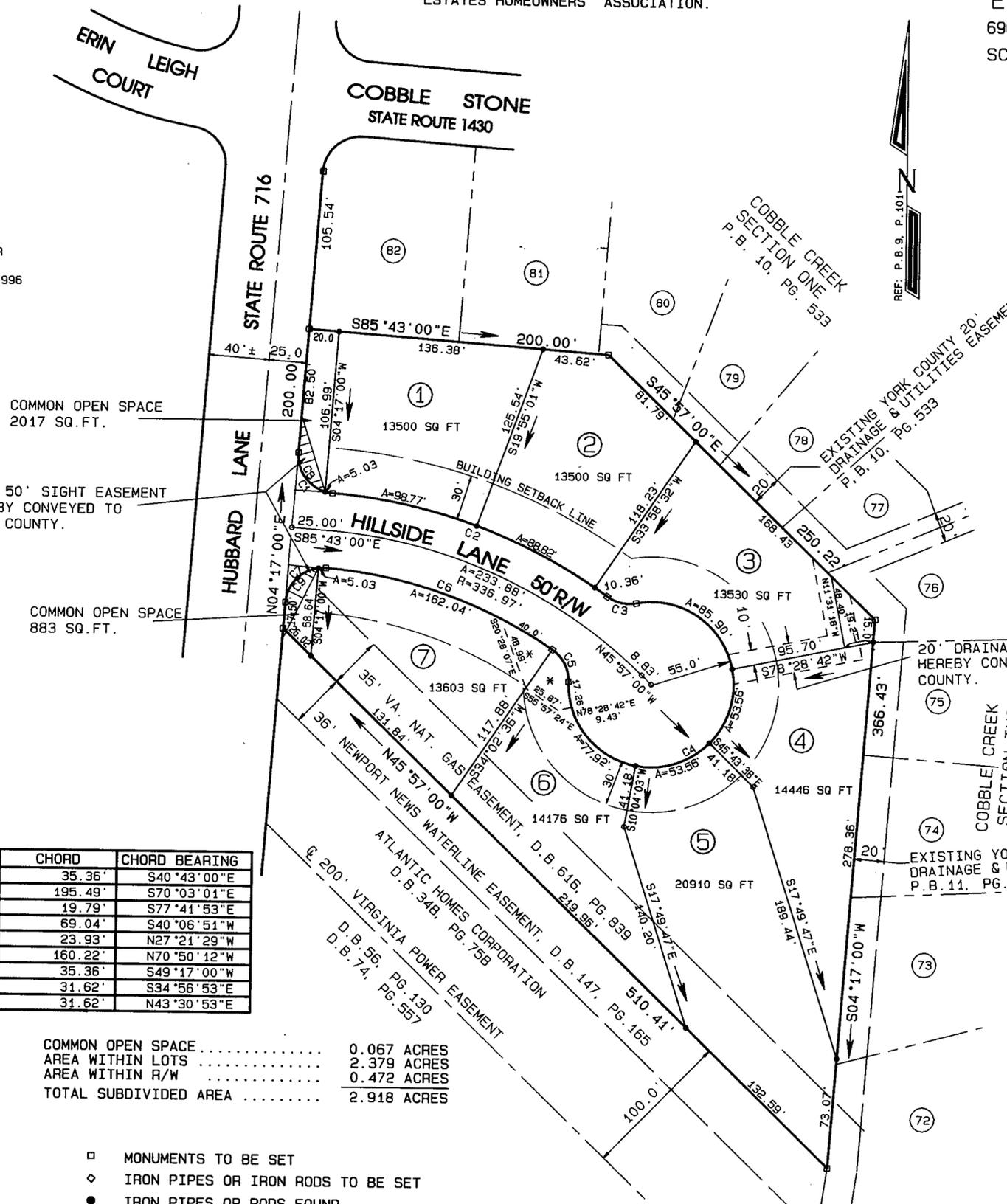
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

COMMON OPEN SPACE	0.067 ACRES
AREA WITHIN LOTS	2.379 ACRES
AREA WITHIN R/W	0.472 ACRES
TOTAL SUBDIVIDED AREA	2.918 ACRES

- MONUMENTS TO BE SET
- ◇ IRON PIPES OR IRON RODS TO BE SET
- IRON PIPES OR RODS FOUND

MINIMUM BUILDING SET BACK LINE SHOWN THUS:



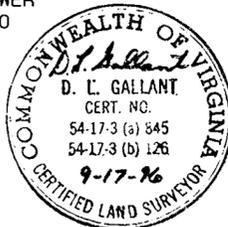
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF PARRISH ENTERPRISES, INC. A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA AND COUNTY OF YORK, VIRGINIA, BY DEED DATED 20 NOVEMBER 1995, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 0872, PAGE 0224.

I CERTIFY THAT MONUMENTS AND IRON ROD PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1996

*D.L. Gallant*  
D.L. GALLANT  
CERTIFIED LAND SURVEYOR

\* VARIABLE WIDTH SANITARY SEWER EASEMENT HEREBY CONVEYED TO YORK COUNTY.



APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

BY *Phyllis Dunn, PE*  
PLAT APPROVING AGENT

DATE 7-14-97

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 14th DAY OF July 1997, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS, PLAT BOOK 12, PAGE 486. 3:00 PM

TESTE: *Nancy B. Kane*  
CLERK

BY: *[Signature]*