

York Meadows

SECTION ONE

BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA

JOHNSON • BAIRD AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING

1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (757) 827-7208 — FAX (757) 827-7503

SCALE: 1" = 100' DATE SEPTEMBER 1, 1997 SHEET 1
FILE NO. 91-042 OF 1



- LEGEND:**
- INDICATES CONCRETE MONUMENT FOUND
 - INDICATES CONCRETE MONUMENT TO BE SET
 - INDICATES IRON PIPE FOUND
 - INDICATES IRON PIPE TO BE SET
 - INDICATES 30' MINIMUM BUILDING SETBACK LINE
 - - - INDICATES DRAINAGE EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
 - · - · - INDICATES DRAINAGE ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
 - · - · - INDICATES 10' RESTRICTIVE ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
 - INDICATES VIRGINIA POWER EASEMENTS RECORDED IN D.B. 971, PGS. 863 - 867
 - ⤵ INDICATES SIGHT EASEMENTS LOCATED AT STREET INTERSECTIONS. SAID EASEMENTS ARE HEREBY CONVEYED TO THE COUNTY OF YORK

SIGHT TRIANGLE EASEMENT 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 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 EASEMENT NOTE:
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.

AREA SUMMARY
AREA WITHIN LOTS = 6.9612 ACRES
AREA WITHIN RW = 1.5317 ACRES
AREA WITHIN COMMON AREA = 0.0000 ACRES
TOTAL SUBDIVIDED AREA = 8.4929 ACRES

TAX MAP: 37 PARCEL 16

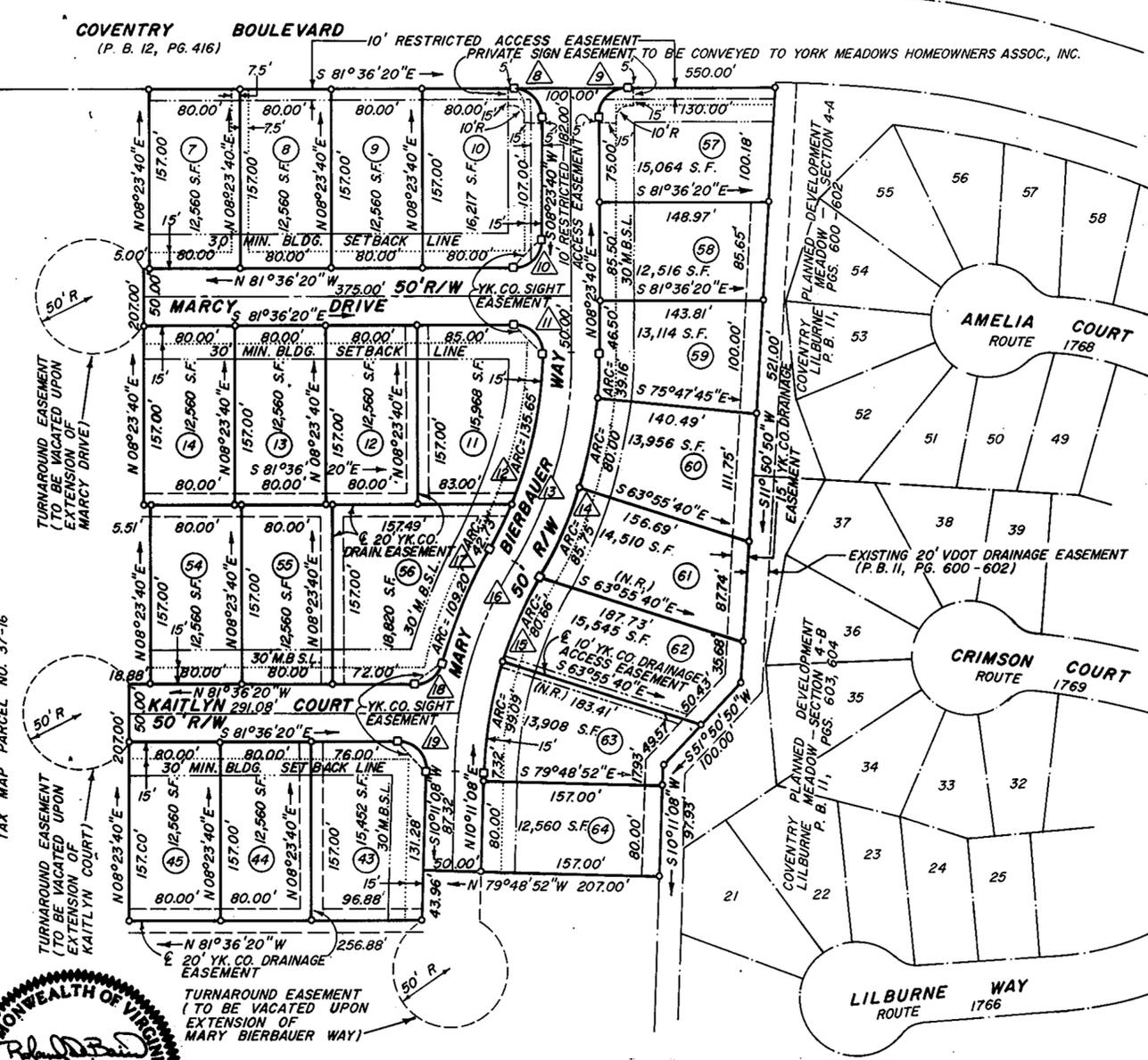
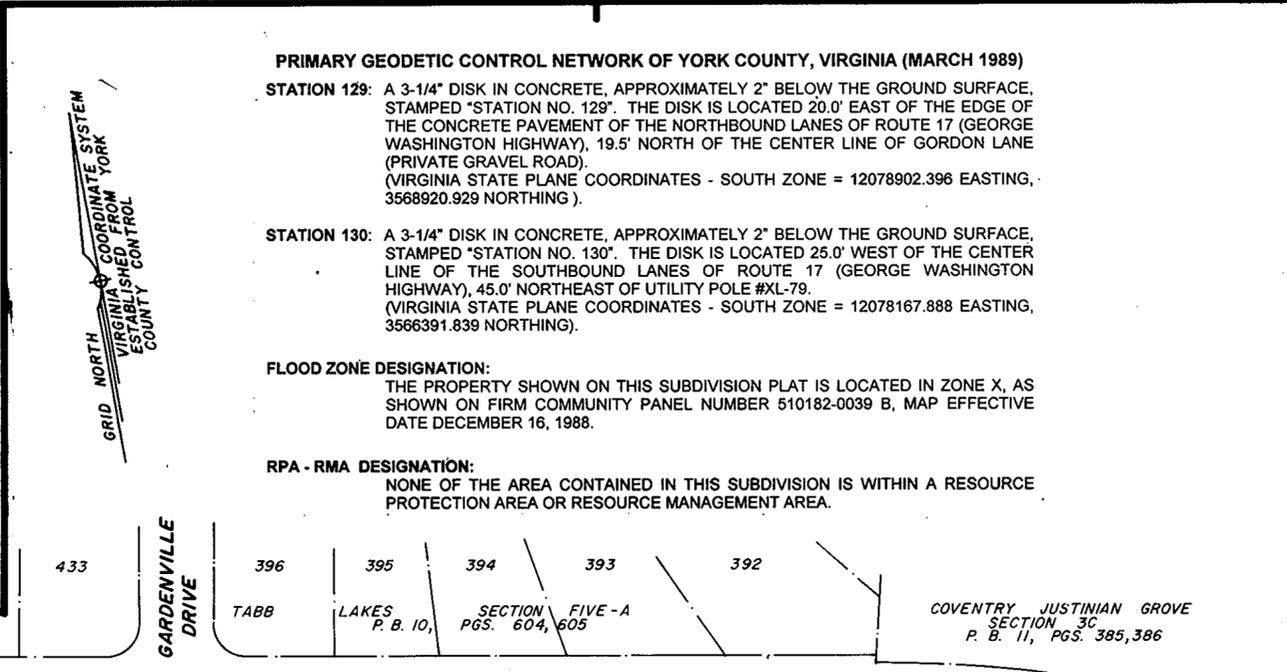
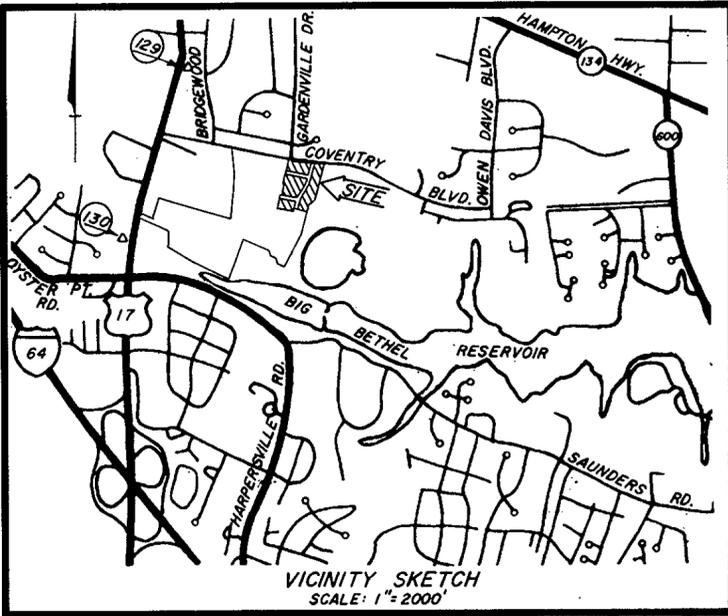
A P P R O V E D YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Quinn, PE
PLAT APPROVING AGENT

DATE: 12-5-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 5th DAY OF December, 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 12, PAGE 545 3:15

TESTE: Nancy B. Kane
CLERK
BY: [Signature]
DEPUTY CLERK



NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
8	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 36°36'20" W
9	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 53°23'40" E
10	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 53°23'40" E
11	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 36°36'20" W
12	30°23'53"	336.23'	178.38'	91.35'	176.30'	N 23°35'37" E
13	30°23'53"	361.23'	181.65'	98.14'	189.41'	N 23°35'37" E
14	30°23'53"	386.23'	204.91'	104.93'	202.52'	N 23°35'37" E
15	28°36'25"	360.00'	179.74'	91.79'	177.88'	N 24°29'21" E
16	28°36'25"	385.00'	192.23'	98.16'	190.23'	N 24°29'21" E
17	15°15'37"	410.00'	109.20'	54.93'	108.88'	N 31°09'45" E
18	74°51'44"	25.00'	32.66'	19.13'	30.39'	N 60°57'48" E
19	91°47'28"	25.00'	40.05'	25.79'	35.90'	N 35°42'36" W

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.

LAND VENTURE DEVELOPERS AND BUILDERS, INC.,
A VIRGINIA CORPORATION

BY: Johnny V. Hogg 11/14/97
JOHNNY V. HOGG, PRESIDENT DATE

BRANCH BANKING AND TRUST COMPANY OF VIRGINIA
DEED OF TRUST DATED JANUARY 2, 1997; RECORDED IN D.B. 930, PG. 474

BY: Thomas C. Broyles 11/14/97
THOMAS C. BROYLES, TRUSTEE DATE

STATE OF VIRGINIA TO WIT:
Debra M. Mayo, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF November, 1997.

Debra M. Mayo
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-30 1998

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

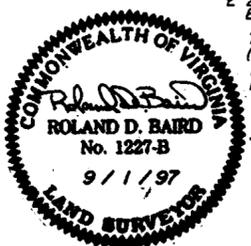
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF LAND VENTURE DEVELOPERS AND BUILDERS, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM ROBERT D. BOLDEN AND LAVINIA ROLLINS BOLDEN, AKA LAVENIA ROLLINS BOLDEN HUSBAND AND WIFE, BY DEED DATED JANUARY 2, 1997 AND DULY RECORDED IN DEED BOOK 930, PAGE 471 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1998.

Roland D. Baird 9/1/97
ROLAND D. BAIRD, L.S. DATE

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 THE PLAT.

UTILITY NOTES
WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



ALL COMMON AREAS ARE TO BE CONVEYED TO THE YORK MEADOWS HOMEOWNERS ASSOCIATION, INC.