

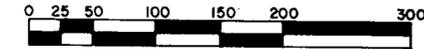
SCALE: 1" = 100'

DATE FEBRUARY 24 1999

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
INDICATED EXISTING YORK COUNTY DRAINAGE EASEMENT AS SHOWN
INDICATES VIRGINIA POWER EASEMENTS RECORDED IN D.B. 971, PGS. 863 - 867

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.

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.

TAX MAP: 37 PARCEL 16

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] PLAT APPROVING AGENT

DATE: 4-1-99

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 2nd DAY OF April, 1999, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 12, PAGE 684.

TESTE: Nancy B. Kane CLERK

BY: Kristen N. Nelson, D.C. DEPUTY CLERK

PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA (MARCH 1989)

STATION 129: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 129". THE DISK IS LOCATED 20.0' EAST OF THE EDGE OF THE CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 19.5' NORTH OF THE CENTER LINE OF GORDON LANE (PRIVATE GRAVEL ROAD).

STATION 130: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 130". THE DISK IS LOCATED 25.0' WEST OF THE CENTER LINE OF THE SOUTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 45.0' NORTHEAST OF UTILITY POLE #XL-79.

FLOOD ZONE DESIGNATION:

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS LOCATED IN ZONE X, AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0039 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

RPA - RMA DESIGNATION:

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

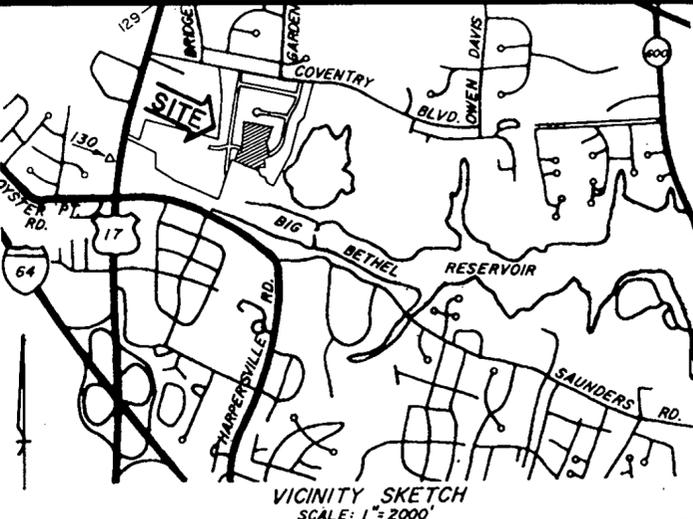


Table with 7 columns: NO., DELTA, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. It lists curve data for various points on the plat.

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: [Signature] JOHNNY V. HOGG, PRESIDENT DATE: 4/1/99

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

BY: [Signature] ANDREW S. FINE, TRUSTEE DATE: 1/24/1999

STATE OF VIRGINIA TO WIT: I, PAULA KELLER, 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 1st DAY OF April, 1999. [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES 11/31/00

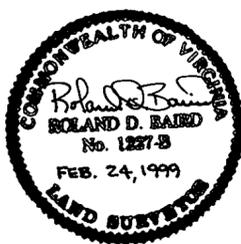
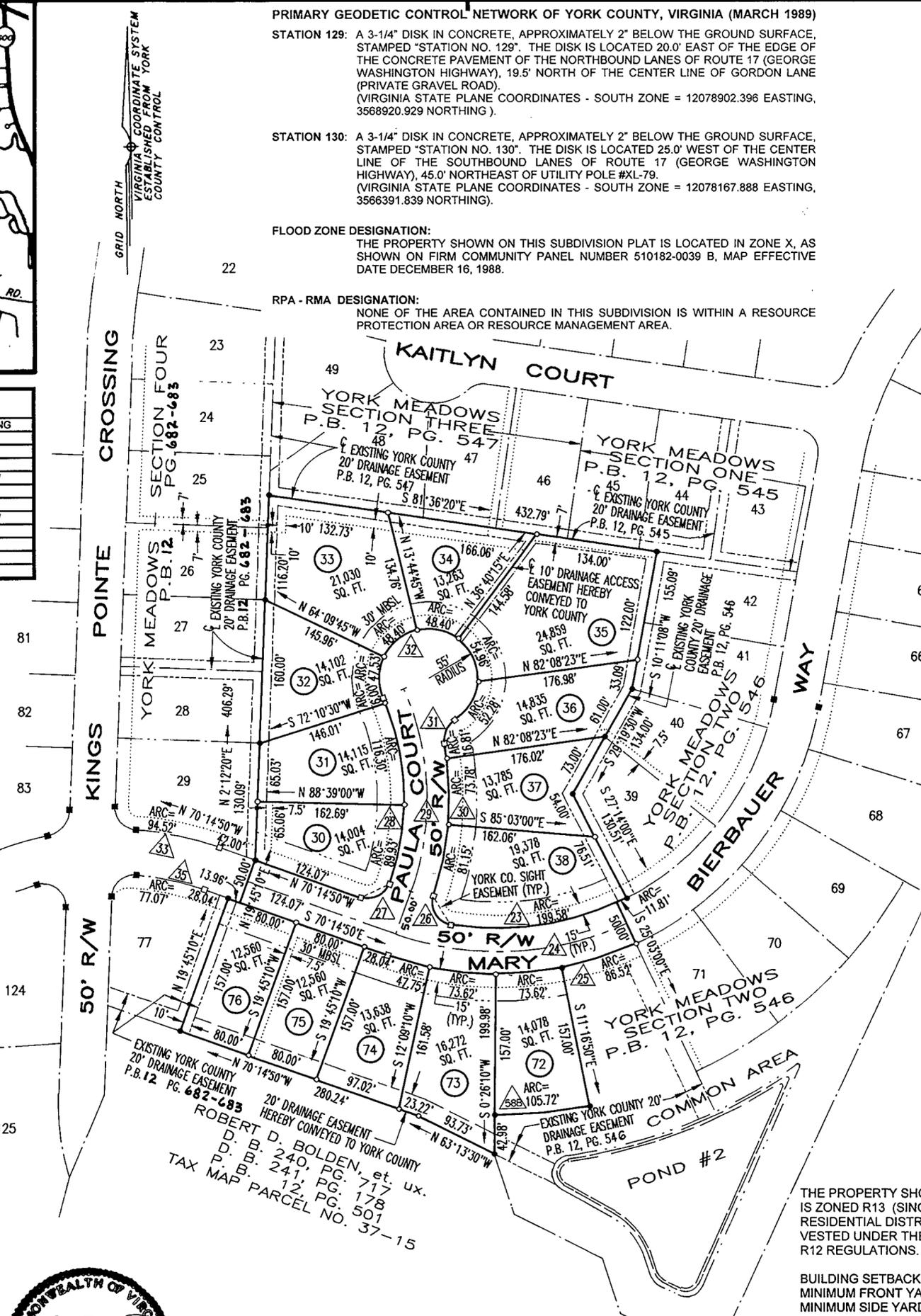
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

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, 1999.

[Signature] ROLAND D. BAIRD, LS DATE: FEB. 24, 1999

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.

AREA SUMMARY

Table with 2 columns: Description and Area. Includes Area Within Lots (5.0156 acres), Area Within R/W (0.9751 acres), Area Within Common Area (0.0000 acres), and Total Subdivided Area (5.9907 acres).

THE PROPERTY SHOWN HEREON IS ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT) BUT IS VESTED UNDER THE PREVIOUS R12 REGULATIONS.

BUILDING SETBACK REQUIREMENTS MINIMUM FRONT YARD (30') MINIMUM SIDE YARD (10') MINIMUM REAR YARD (20')

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.