

**SUBDIVISION OF THE LAND OF
MARSHALL W. COOK, JR.**

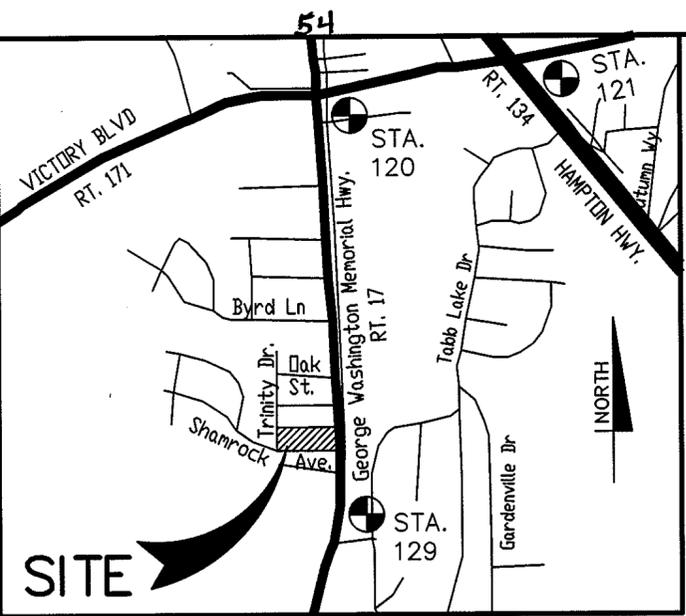
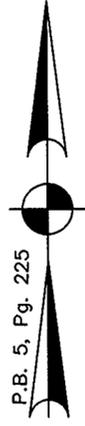
BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA

SCALE 1"=60' DATE: AUGUST 28, 1998

WALTERS LAND SURVEYING, LTD.

710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23602
P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
PHONE: (757)898-1057 FAX: (757)898-2862

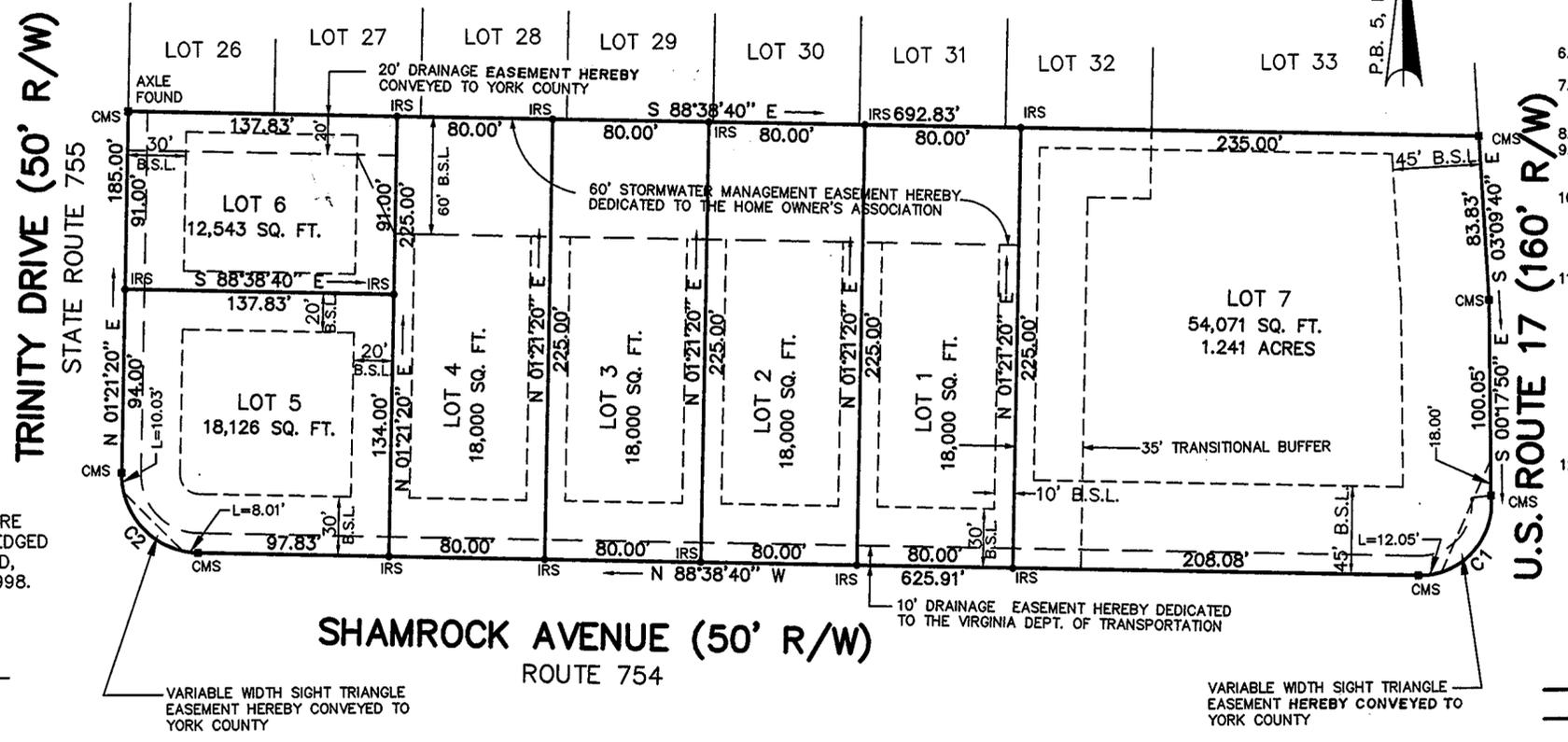
- NOTES:
- THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 510182 0039B, INDEX DATED 12-16-88.
 - THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP PARCEL 37-6
 - THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: GB (GENERAL BUSINESS) AND R13 (SINGLE-FAMILY RESIDENTIAL). PROPERTY PREVIOUSLY ZONED CG (GENERAL COMMERCIAL) AND R12 (SINGLE-FAMILY RESIDENTIAL) WHEN APPROVED BY YORK COUNTY IN 1994, AND IS VESTED TO THE ZONING STANDARDS IN EFFECT AT THE TIME OF APPROVAL.
 - MINIMUM BUILDING SETBACKS FOR R12 (VESTED): FRONT=30' SIDE=10' REAR=20'
 - THIS SUBDIVISION IS NOT WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA OR THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA.
 - EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
 - EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
 - TOTAL SUBDIVIDED AREA: 3.598 ACRES.
 - REFERENCES: P.B. 5, PG. 225 D.B. 369, PG. 647
 - 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.
 - 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 COUNTY'S 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.
 - 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 EASEMENTS AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.



VICINITY SKETCH: 1"=1000'

BENCH MARK REFERENCE GEODETIC CONTROL NETWORK		
STATION 120:	A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 120". THE DISK IS LOCATED 13.0' SOUTH OF THE EDGE OF PAVEMENT OF THE EASTBOUND LANES OF ROUTE 171 (VICTORY BOULEVARD), 9.0' NORTHEAST OF THE TRAFFIC SIGNAL POLE.	
EASTING (X)	NORTHING (Y)	ELEVATION: 33.11' N.G.V.D.
12078735.772	3572959.931	
BENCH MARK REFERENCE GEODETIC CONTROL NETWORK		
STATION 121:	A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 121". THE DISK IS LOCATED IN THE EAST GRASS MEDIAN AT THE INTERSECTION OF ROUTES 171 (VICTORY BOULEVARD) AND 134 (HAMPTON HIGHWAY), 10.0' NORTH OF THE EDGE OF THE PAVEMENT OF THE EASTBOUND LANES OF ROUTE 171, 8.0' EAST OF THE WEST END OF THE MEDIAN.	
EASTING (X)	NORTHING (Y)	ELEVATION: 34.04' N.G.V.D.
12080488.624	3573593.157	
BENCH MARK REFERENCE GEODETIC CONTROL NETWORK		
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 CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY), 19.5' NORTH OF THE CENTER LINE OF GORDON LANE (PRIVATE GRAVEL ROAD).	
EASTING (X)	NORTHING (Y)	ELEVATION: 36.00' N.G.V.D.
12078902.396	3568920.929	

CAIN TERRACE
P.B. 5, Pg. 88



THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Marshall W. Cook, Jr.
MARSHALL W. COOK, JR. DATE: 11-3-98

STATE OF VIRGINIA TO WIT:
I, *Stacy A. Travers*, 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 3 DAY OF NOV, 1998.

Stacy A. Travers
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-31-01

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 MARSHALL W. COOK, JR. AND WAS ACQUIRED FROM ARTHUR S. DAROUSE, UNMARRIED, JOHN P. DAROUSE AND SHIRLEY DePHILLIPS DAROUSE, HIS WIFE, AND THOMAS A. DAROUSE AND EVELYN GRABLE DAROUSE, HIS WIFE, BY THOMAS A. DAROUSE, HER ATTORNEY-IN-FACT, BY DEED DATED SEPTEMBER 17, 1982 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 369, PAGE 647.

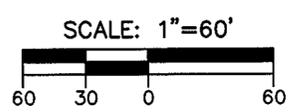
I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DEC. 31, 1999.

Johnny S. Walters III
JOHNNY S. WALTERS III C.I.S. DATE: 8-28-98



CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	97°22'36"	N 42°40'08" E	41.77	36.71	62.39	55.15
C2	90°00'00"	N 43°38'40" W	40.00	40.00	62.83	56.57



- LEGEND**
- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
 - INDICATES CONCRETE MONUMENT FOUND OR CONCRETE MONUMENT SET AS INDICATED.
 - B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: August 31, 1999

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 28 DAY OF Sept 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 45.

TESTE: *Nancy B. Kane*
CLERK

BY: *Runde S. Hughes D.C.*

DATE: 8-28-98 JOB # 930135 CLIENT: COOK
SCALE: 1"=60' F.B. 65 Pg. 9 DRAWN BY: R.D.M.