

COUNTY OF YORK GEODETIC CONTROL MONUMENTS		
STA. #	EASTING(X)	NORTHING(Y)
116	12090222.083	3572675.182
117	12092230.626	3575699.750

COORDINATES IN U.S. SURVEY FEET

EASEMENT LINE TABLE		
NO.	DISTANCE	BEARING
E1	229.45'	N 42°27'48" W
E2	813.00'	N 03°13'33" W
E3	75.00'	N 41°46'27" E

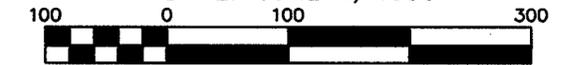
CURVE TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	23°04'50"	50.00	20.14	10.21	20.01	S 48°54'43" W
C55	58°09'53"	60.00	60.91	33.37	58.33	N 34°13'48" W

- LEGEND**
- PB = PLAT BOOK
  - DB = DEED BOOK
  - AC = ACRE(S)
  - SF = SQUARE FEET
  - EX. = EXISTING
  - 30' BSL = 30' BUILDING SETBACK LINE
  - T.M. = TAX MAP
  - N/F = NOW OR FORMERLY
  - = SET REBAR
  - = EXISTING PIPE/REBAR
  - = EXISTING CONCRETE MONUMENT
  - ◻ = WETLANDS/CONSERVATION EASEMENT
  - = EXISTING PROPERTY LINES

# RESUBDIVISION OF LOT 30, TREBOR PASTURES AND RESUBDIVISION OF LOT 6, RUNNING MAN SECTION 3-A

BETHEL DISTRICT, COUNTY OF YORK, VIRGINIA

DATE: JUNE 4, 1999



SCALE: 1"=100'

**DJG** *Committed to Excellence*  
**ENGINEERS • ARCHITECTS • SURVEYORS**

1006 RICHMOND ROAD, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187  
 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net  
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015

DRAWN: DNW CHECKED: NLHT JOB # 6331 SHEET 1 OF 1

**NOTES: (CONT'D)**

- THE LAND PROPOSED TO BE CONVEYED OF EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ROBERT D. CHERINKA AND WIFE CHRISTINE M. CHERINKA AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 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.

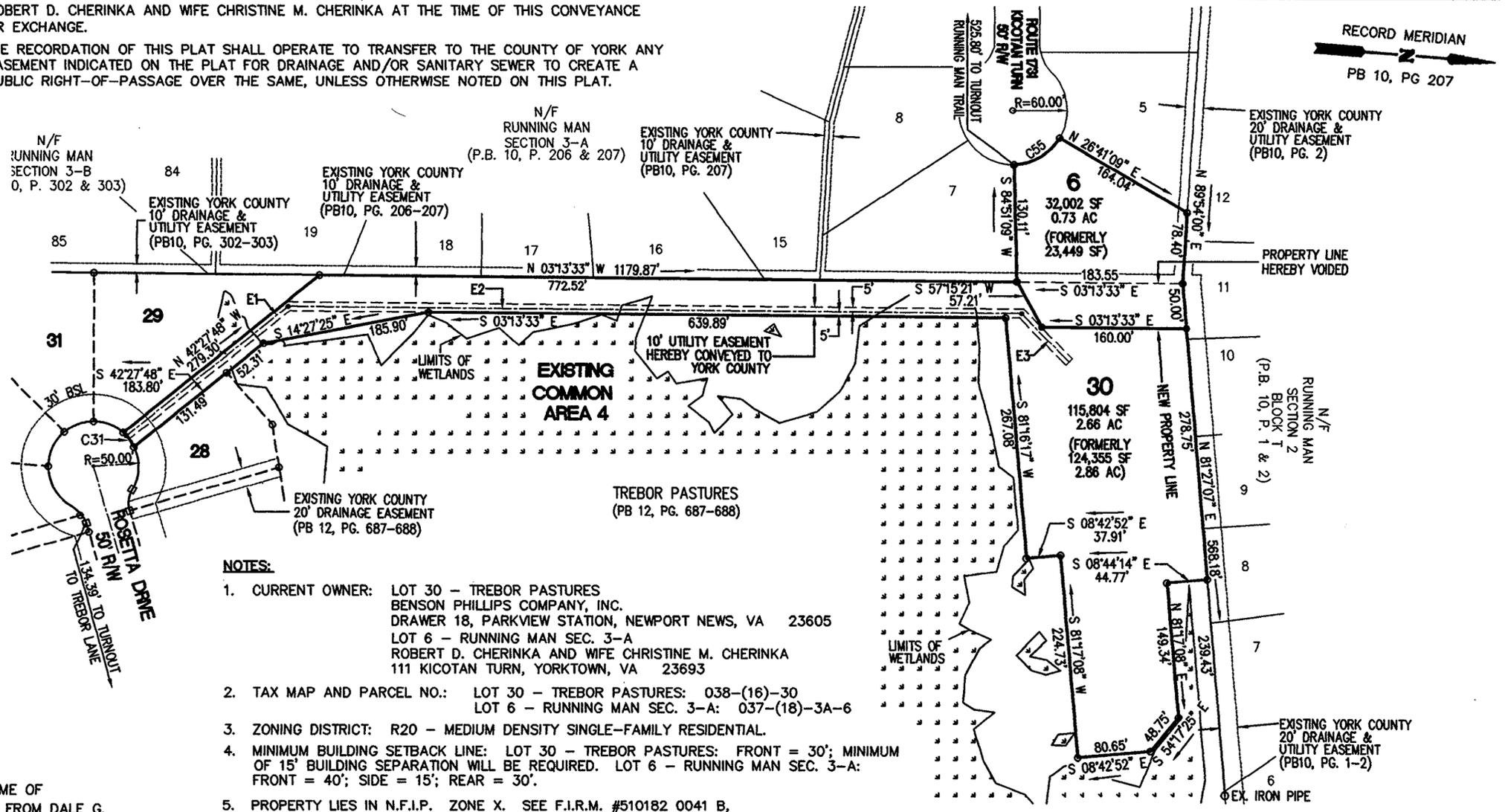
**VICINITY MAP**  
SCALE: 1" = 2000'

**CERTIFICATE OF CONSENT & DEDICATION**  
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, RESUBDIVISION OF LOT 30, TREBOR PASTURES AND RESUBDIVISION OF LOT 6, RUNNING MAN SECTION 3-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

**BENSON PHILLIPS COMPANY, INC., A VIRGINIA CORPORATION**

BY: Christopher K. Phillips 8-29-99 DATE  
 CHRISTOPHER K. PHILLIPS, PRESIDENT  
Robert D. Cherinka 8-20-99 DATE  
 ROBERT D. CHERINKA  
Christine M. Cherinka 8/20/99 DATE  
 CHRISTINE M. CHERINKA

Carol Lynn Andrew  
 A NOTARY PUBLIC IN AND FOR THE City of Newport News, VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVEN UNDER MY HAND THIS 20th DAY OF August, 1999.  
Carol Lynn Andrew  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES May 31, 2000



**NOTES:**

- CURRENT OWNER: LOT 30 - TREBOR PASTURES: BENSON PHILLIPS COMPANY, INC. DRAWER 18, PARKVIEW STATION, NEWPORT NEWS, VA 23605  
 LOT 6 - RUNNING MAN SEC. 3-A: ROBERT D. CHERINKA AND WIFE CHRISTINE M. CHERINKA 111 KICOTAN TURN, YORKTOWN, VA 23693
- TAX MAP AND PARCEL NO.: LOT 30 - TREBOR PASTURES: 038-(16)-30  
 LOT 6 - RUNNING MAN SEC. 3-A: 037-(18)-3A-6
- ZONING DISTRICT: R20 - MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL.
- MINIMUM BUILDING SETBACK LINE: LOT 30 - TREBOR PASTURES: FRONT = 30'; MINIMUM OF 15' BUILDING SEPARATION WILL BE REQUIRED. LOT 6 - RUNNING MAN SEC. 3-A: FRONT = 40'; SIDE = 15'; REAR = 30'.
- PROPERTY LIES IN N.F.I.P. ZONE X. SEE F.I.R.M. #510182 0041 B, EFFECTIVE DATE DECEMBER 16, 1988.
- NONE OF THE AREA CONTAINED IN THIS RESUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 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.
- AREAS: RESUBDIVIDED LOT 30, TREBOR PASTURES = 2.66 AC  
 RESUBDIVIDED LOT 6, RUNNING MAN SEC. 3-A = 0.73 AC  
 3.39 AC TOTAL
- 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 YORK COUNTY. ALL UTILITIES SHALL BE UNDERGROUND.

**CERTIFICATE OF TITLE/SURVEYOR'S CERTIFICATE:**  
 THIS IS TO CERTIFY THAT LOT 30, TREBOR PASTURES, IS IN THE NAME OF BENSON PHILLIPS COMPANY, INC. AND WAS ACQUIRED AS FOLLOWS:

- T.M. 38-13: FROM THE HEIRS OF DANIEL W. DENNIS, SENIOR BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 170.
- T.M. 38-14: FROM FANNIE B. SMITH BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 164.
- T.M. 38-13: FROM SVEIN J. LASSEN, SPECIAL COMMISSIONER BY DEED RECORDED: 4/27/99 IN DEED BOOK 1088, PAGE 203.
- T.M. 38-13: FROM CLARENCE CALM BY DEED RECORDED: 3/17/99, IN DEED BOOK 1079, PAGE 543.

THIS IS TO CERTIFY THAT LOT 6, RUNNING MAN, SECTION 3-A, IS IN THE NAME OF ROBERT D. CHERINKA, AND WIFE CHRISTINE M. CHERINKA AND WAS ACQUIRED FROM DALE G. JONES AND LESLIE D. ROBERSON, HUSBAND AND WIFE BY DEED RECORDED 9/13/94, IN DEED BOOK 814, PAGE 100.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, INCLUDING A CLOSURE OF NOT LESS THAN 1':20.00'. I CERTIFY THAT THE IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH SECTION 20.5-78 OF YORK COUNTY SUBDIVISION ORDINANCE ON OR BEFORE JUNE 1, 2000.

Nancy L. Herman-Thompson 8/16/99 DATE  
 NANCY L. HERMAN-THOMPSON, LS#02254



APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: John T. ... PLAT APPROVING AGENT

DATE: 9-20-99

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20th DAY OF Sept, 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 50

TESTE: Nancy R. Kane, Clerk  
 BY: Ruthann ... CLERK  
 Deeds Book 122 Page 864