

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). (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078902.396 EASTING, 3568920.929 NORTHING).

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. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078167.888 EASTING, 3566391.839 NORTHING).

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.

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.

AREA SUMMARY

AREA WITHIN LOTS = 12.9990 ACRES
 AREA WITHIN R/W = 2.2356 ACRES
 AREA WITHIN COMMON AREA = 0.8954 ACRE
 TOTAL SUBDIVIDED AREA = 16.1300 ACRES

TAX MAP: 37 PARCELS 16 & 17

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

VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

York Meadows
SECTION SIX
 BETHEL DISTRICT
 COUNTY OF YORK, VIRGINIA

JOHNSON - BAIRD AND ASSOCIATES
 CIVIL ENGINEERING AND LAND SURVEYING
 1538 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645 - PHONE (757) 827-7208 - FAX (757) 827-7503

DATE: FEBRUARY 2, 2000	SHEET 1
FILE: 91-042	OF 2

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 EXISTING YORK COUNTY DRAINAGE EASEMENT AS SHOWN
- . - . - 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.

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 President 4/13/00
 JOHNNY V. HOGG, PRESIDENT DATE

- BRANCH BANKING AND TRUST COMPANY OF VIRGINIA
- DEED OF TRUST DATED JAN. 2, 1997; RECORDED IN D. B. 930, PG. 474
 - DEED OF TRUST DATED DEC. 2, 1997; RECORDED IN D.B. 981, PG. 811
 - SUBSTITUTION OF TRUSTEE DATED APR. 26, 1999, RECORDED IN D.B. 1088, PG. 240
 - SUPPLEMENT TO DEED OF TRUST DATED APR. 26, 1999, RECORDED IN D.B. 1088, PG. 242

BY: Samuel G. Scott Trustee 4/13/00
 SAMUEL G. SCOTT, TRUSTEE DATE

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 13th DAY OF April, 2000.
Paula Keller
 NOTARY PUBLIC

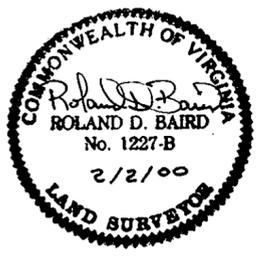
MY COMMISSION EXPIRES 11/31/04

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, 2000.

Roland D. Baird FEB. 2, 2000
 ROLAND D. BAIRD, LS 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.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 5/9/00

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 15th DAY OF May, 2000, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 13 PAGE 126.

TESTE: Lynn S. Jenkins
 CLERK
 BY: Runde S. Hughes
 DEPUTY CLERK