

APPROVED FOR THE CITY OF POQUOSON

BY: Charles W. Burgess DATE: 4/26/01
CHARLES W. BURGESS, CITY MANAGER

OWNERS CERTIFICATE / SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CHRISTOPHER T. CONNOLLY AND DEBORAH A. CONNOLLY AND WAS ACQUIRED FROM R. L. WILLIAMS HOMES, LTD. BY DEED DATED JUNE 23, 1998 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 1023, AT PAGE 941.

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, OWNERS, PROPRIETORS AND OR TRUSTEES.
6/18/01 DATE Christopher Connolly OWNER
6/18/01 DATE Deborah Connolly OWNER

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF Poquoson, Deborah Reaves, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID, GIVEN UNDER MY HAND THIS 18th DAY OF June, 2001. MY COMMISSION EXPIRES April 30, 2004
Deborah Reaves
NOTARY PUBLIC

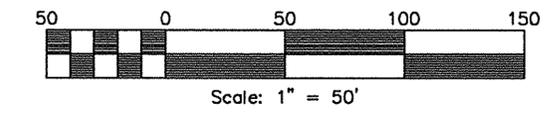
ENGINEERS OR SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES FOR THE CITY OF POQUOSON, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.
6-15-01 DATE Matthew H. Connolly, L.S.

PROPERTY LINE CURVE TABLE

NO.	DELTA	CHORD DIRECTION	TAN	RADIUS	ARC	CHORD
C1	48°11'50"	S 40°54'37" W	11.18	25.00	21.03	20.42
C2	58°43'12"	N 46°10'18" E	28.13	50.00	51.24	49.03
C3	57°17'33"	S 75°49'19" E	27.31	50.00	50.00	47.94

PROPERTY LINE TABLE

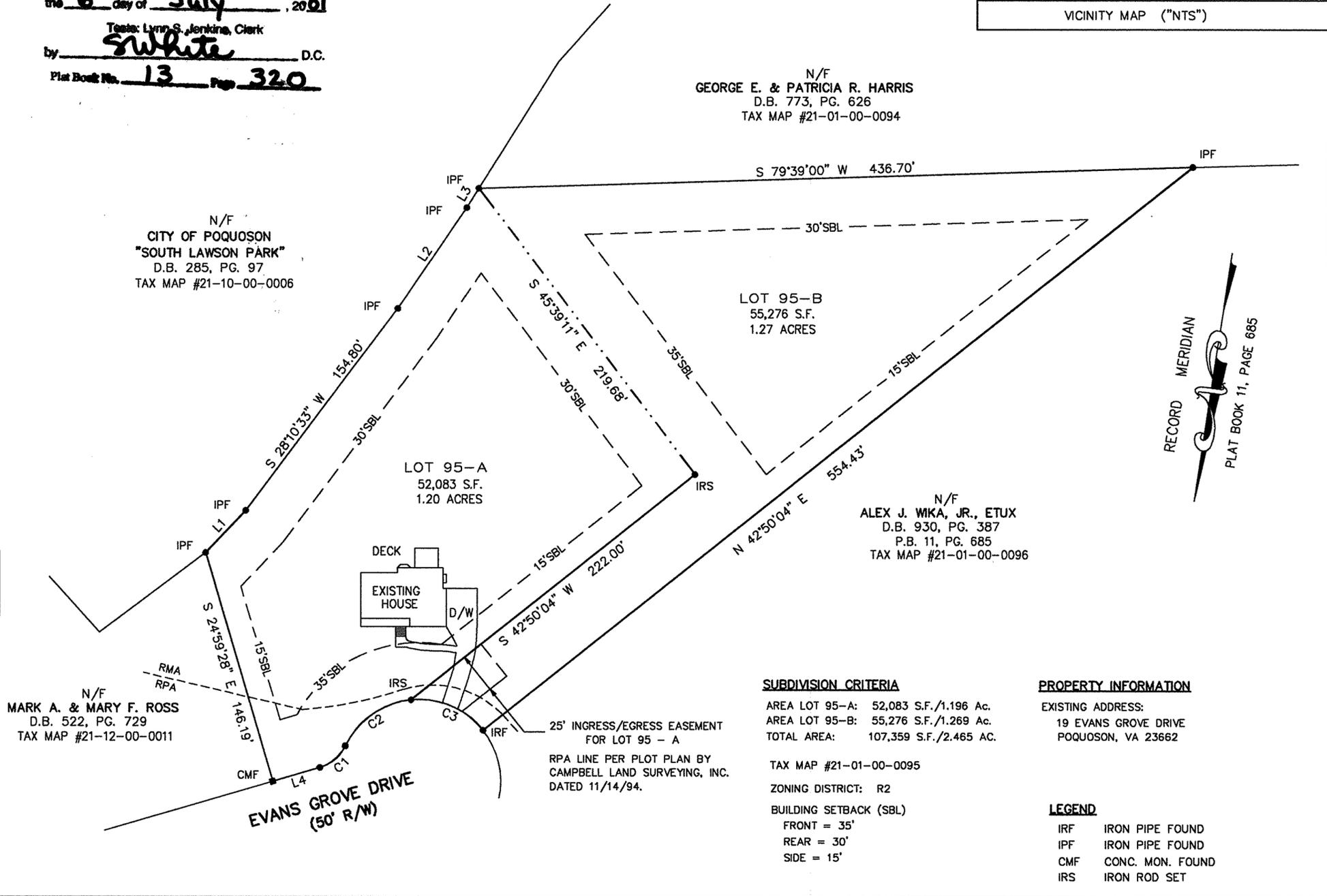
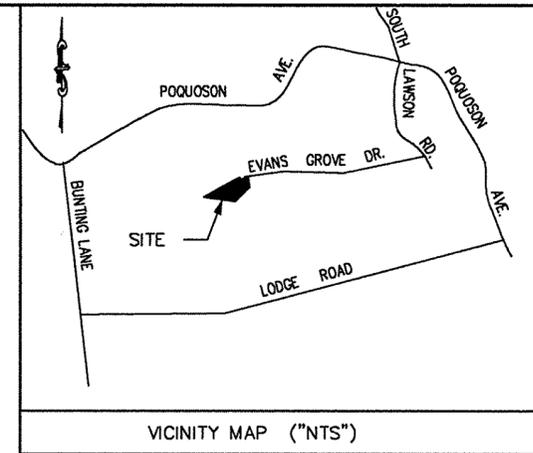
NO.	DIRECTION	DISTANCE
L1	S 34°51'57" W	35.64'
L2	S 25°44'20" W	74.76'
L3	S 23°30'32" W	14.03'
L4	N 65°00'32" E	30.00'



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 11, PG. 685
2. THE PERIMETER PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON PLATS AND DEEDS FOUND IN THE YORK COUNTY COURTHOUSE AS NOTED. THEY DO NOT REFLECT ANY ADVERSE RIGHTS BY ADJOINERS THAT MAY HAVE BEEN GAINED BUT NOT PERFECTED.
3. THIS PROPERTY LIES IN BOTH THE RPA AND RMA AS DEFINED BY THE CITY OF POQUOSON.
4. THIS SUBDIVISION LIES IN F.I.R.M. ZONE "AE" ACCORDING TO COMMUNITY PANEL NUMBER 510183 0007 E, DATED AUGUST 3, 1992.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY COMPLETED 3/02/2001.

Filed in the Clerk's Office, Circuit Court, York Co., VA
the 6 day of July, 2001
Teste: Lynn S. Jenkins, Clerk
by S. White D.C.
Plat Book No. 13 Page 320



SUBDIVISION CRITERIA

AREA LOT 95-A: 52,083 S.F./1.196 Ac.
AREA LOT 95-B: 55,276 S.F./1.269 Ac.
TOTAL AREA: 107,359 S.F./2.465 Ac.
TAX MAP #21-01-00-0095
ZONING DISTRICT: R2
BUILDING SETBACK (SBL)
FRONT = 35'
REAR = 30'
SIDE = 15'

PROPERTY INFORMATION

EXISTING ADDRESS:
19 EVANS GROVE DRIVE
POQUOSON, VA 23662

LEGEND

- IRF IRON PIPE FOUND
- IPF IRON PIPE FOUND
- CMF CONC. MON. FOUND
- IRS IRON ROD SET



DATE: 3/7/2001
DRAWN BY: MHC
PROJECT No. 01-0054
FILE NAME: 01-0054.DWG
REFERENCES:
D.B. 1023, PG. 941
P.B. 11, PG. 685
OTHER REFERENCES AS NOTED

SUBDIVISION PLAT OF LOT 95-A & 95-B, FORMERLY LOT 95 OF
PLAT OF R/W DEDICATION & BOUNDARY LINE ADJUSTMENT OF
LOTS 84, 95 & 96, POQUOSON LAND DEVELOPMENT CORPORATION
(PER PLAT BOOK 11, PAGE 685)
OWNER/DEVELOPER
CHRISTOPHER T. & DEBORAH A. CONNOLLY
CITY OF POQUOSON, VIRGINIA

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