

VICINITY MAP
SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

William V. Nunn Jr. July-17-2001
WILLIAM V. NUNN, JR. DATE

NONE
TRUSTEES

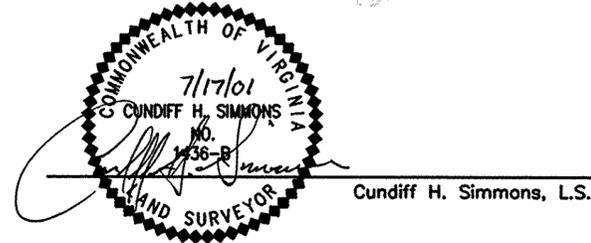
Genesina Ascenzo-Kimbel
I, *Genesina Ascenzo-Kimbel*, a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.
Given under my hand this 17th day of July, 2001

Genesina Ascenzo-Kimbel
Notary Public

My commission expires 01/30/04

To the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions 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 WILLIAM V. NUNN, JR. and was acquired from ROBERTA T. & W.T. BAKER by deed dated JUNE 1, 1946 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Deed Book 61A at Page 464 .

I certify that all monuments and iron pipes as shown on this plat will be set on or before DECEMBER 31, 2001



UTILITIES NOTES:
WATER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

STATISTICAL DATA

TOTAL AREA.....17.559 ACRES
RESIDUAL AREA.....11.794 ACRES
TOTAL SUBDIVDED AREA.....5.765 ACRES
AREA WITHIN LOTS.....5.175 ACRES
AREA WITHIN R/W DEDICATION..... 0.590 ACRE (WYNNE & RAILWAY)
AREA WITHIN COMMON AREAS.....NONE
MINIMUM FRONT YARD.....50'
MINIMUM REAR YARD.....50'
MINIMUM SIDE YARD.....20'
ZONING.....RR-RURAL RESIDENTIAL
TAX MAP PARCEL NO..... 25-00-00-396
GPIN # U07b-2987-4994

SUBDIVISION OF THE PROPERTY
OF
WILLIAM V. NUNN, JR.

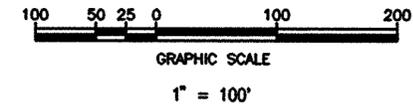
GRAFTON DISTRICT - YORK COUNTY, VIRGINIA

DECEMBER 5, 2000
SHEET 1 OF 2



Simmons Newsome, P.C.

Engineers Surveyors Planners
110A Dare Road
Yorktown, Virginia 23692
Phone (757) 898-4914 Fax (757) 898-4914



NOTES:

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 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 right of ingress/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.

FLOOD ZONE : AS SHOWN ON SHEET 2
COMMUNITY-PANEL NUMBER : 510182 0019 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

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 EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

VARIABLE WIDTH RIGHT-OF-WAY TO BE DEDICATED AS SHOWN ON THIS PLAT WILL PROVIDE A 25' RIGHT-OF-WAY FROM THE CENTERLINE OF THE ROADWAY TO THE PROPERTY LINE.

LEGEND

- Pipe/Rod Set
- Concrete Monument Set
- Pipe/Rod Found
- Concrete Monument Found
- RPA Resource Protection Area
- RMA Resource Management Area

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
092	12087585.613	3595171.549
093	12088722.098	3596533.266

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
Plat Approving Agent

DATE: 11/28/01

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 30 day of Nov, 2001 this map was presented and admitted to record as the law directs in PLAT BOOK at PAGE as instr. #01009755

TESTE: *Wynn S. Jenkins*
Clerk

BY: *Natalie C. Owens*