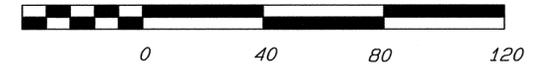


RESUBDIVISION OF LOT 6 & 7 AND PARCEL 8A,  
PINEY POINT ESTATES, SECTION ONE, AND PARCEL 20A,  
PINEY POINT ESTATES, SECTION TWO

GRAFTON DISTRICT  
COUNTY OF YORK  
VIRGINIA

COENEN & ASSOCIATES, INC  
SURVEYORS - PLANNERS  
696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA. 23601  
SCALE: 1" = 40' DATE: JANUARY 18, 2002

GRAPHIC SCALE



AREA WITHIN LOTS ..... 1.3633 ACRES  
AREA WITHIN R/W ..... 0 ACRES  
TOTAL SUBDIVIDED AREA ..... 1.3633 ACRES

LEGEND

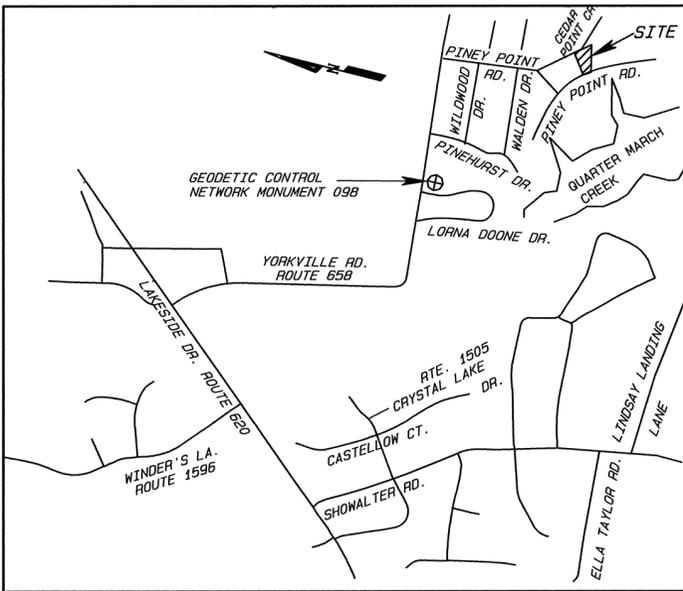
- IRON PIPES OR IRON RODS FOUND
- IRON PIPES OR IRON RODS TO BE SET

MINIMUM BUILDING SET BACK LINE SHOWN THUS:



RPA = RESOURCE PROTECTION AREA  
RMA = RESOURCE MANAGEMENT AREA  
(RPA & RMA BASED ON YORK COUNTY MAP)

GEODETIC CONTROL NETWORK MONUMENT 098  
X - Y COORDINATE VALUES  
EASTING (X) 12083671.912  
NORTHING (Y) 3584939.735  
(U.S. SURVEY FT.)  
ELEV. 13.04'



VICINITY MAP  
SCALE: 1" = 1000'

CEDAR POINT CRESCENT  
50' R/W  
ROUTE 758

TAX PARCEL #30P-03-02-020  
LOT 20  
PINEY POINT ESTATES  
SECTION TWO  
P.B. 6, PG. 37

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, AND PROPRIETOR, AND TRUSTEES, IF ANY.

*Betty F. Kelly* 3-27-02  
BETTY F. KELLY DATE

STATE OF VIRGINIA, TO WIT:

I, Richard Barnes, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 27 DAY OF MARCH 2002

*Richard Barnes*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/2002

THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND ZONE AE, SPECIAL FLOOD HAZARD AREA - ELEV. 8.0  
REF: FIRM #510182-0037B, DATED DEC. 16, 1988.

GPIN #U05a-0357-3565 (LOT 6)  
GPIN #U05a-0451-3531 (LOT 7)  
GPIN #U05a-0432-3677 (PARCEL 20A)  
GPIN #U05a-0533-3547 (PARCEL 8A)  
TAX MAP I.D. NO. 30P-01-00-006 (LOT 6)  
30P-01-00-007 (LOT 7)  
30P-01-00-008A (LOT 8A)  
30P-03-02-020A (LOT 20A)

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

ANY ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA) WILL REQUIRE A WAIVER FROM YORK COUNTY ZONING.

AN IMPERVIOUS COVER GREATER THAN 16% WILL REQUIRE WATER QUALITY MEASURES.

PROPERTY IS ZONED RR (RURAL RESIDENTIAL) MINIMUM BUILDING SET BACK LINE REQUIREMENTS: FRONT YARD = (50') SIDE YARD = (20'), REAR YARD = (50')  
PLAT REF: D.B. 203, PG. 100; D.B. 168, PG. 229 P.B. 6, PG. 37; P.B. 6, PG. 73

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPERATE 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 BETTY F. KELLY AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

CURVE DATA TABLE

	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	08°06'57"	705.98'	50.08'	100.00'	99.92'	N58°39'32"W
C2	16°05'28"	225.00'	31.80'	63.19'	62.98'	S70°45'44"E

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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'.

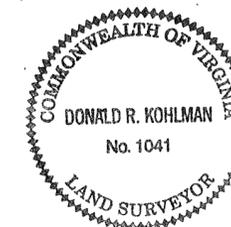
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAMES OF JESSE C. KELLY (DECEASED), AND BETTY F. KELLY, HUSBAND AND WIFE, AND WAS ACQUIRED AS FOLLOWS:  
FORMERLY LOT 6, PINEY POINT ESTATES SECTION ONE AND PARCEL 20A, (FORMERLY PART OF LOT 20), PINEY POINT ESTATES SECTION TWO, WAS ACQUIRED FROM J.T. DeALBA AND ANNE CHAPIN DeALBA, HUSBAND AND WIFE, AND S.E. WADDILL JR., AND MARY RANDOLPH SCOTT WADDILL, HUSBAND AND WIFE, BY DEED DATED JULY 24, 1963, AND RECORDED IN DEED BOOK 168, PAGE 229.

FORMERLY LOT 7, AND PARCEL 8A, (FORMERLY PART OF LOT 8), REDIVISION OF LOTS 7, 8, & 9 PINEY POINT ESTATES SECTION ONE, WAS ACQUIRED FROM J.T. DeALBA AND ANNE CHAPIN DeALBA, HUSBAND AND WIFE, AND S.E. WADDILL JR., AND MARY RANDOLPH SCOTT WADDILL, HUSBAND AND WIFE, BY DEED DATED APRIL 18, 1967, AND RECORDED IN DEED BOOK 203, PAGE 100.

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

I CERTIFY THAT IRON RODS OR PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2002.

*Donald R. Kohlman* 3-27-02  
DONALD R. KOHLMAN DATE  
LAND SURVEYOR



APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

BY *Al Maddalena*  
PLAT APPROVING AGENT

DATE 4/2/02

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 2nd DAY OF April 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS, AS INSTRUMENT NO. 020005689 12:48 pm

TESTE: *Lynn S. Jenkins*  
CLERK  
BY: *Stude Hughes DC.*