

VICINITY MAP
SCALE: 1" = 2000'
GRAPHIC SCALE

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.

Leonard M. Epstein 4-24-02
LEONARD M. EPSTEIN DATE
Richard C. Epstein 4-24-02
RICHARD C. EPSTEIN DATE

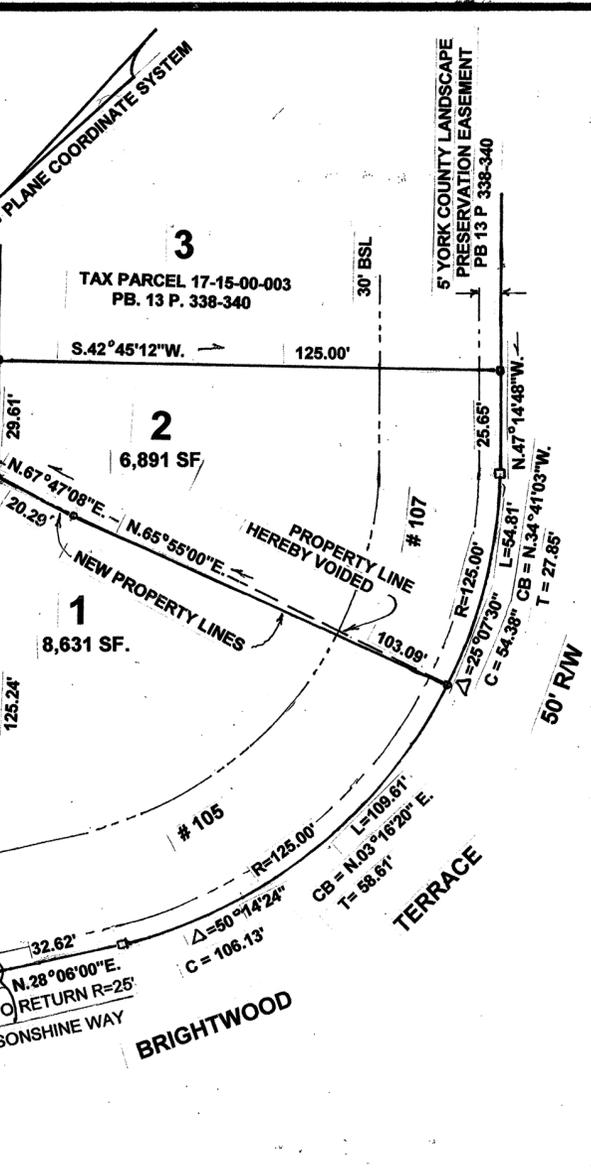
THERE ARE NO DEEDS OF TRUST ON THIS PROPERTY.

NOTARY PUBLIC
STATE OF VIRGINIA TO WIT:
Beverly N. Black A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 24th DAY OF April, 2002
Beverly N. Black
NOTARY PUBLIC
MY COMMISSION EXPIRES: April 30, 2004

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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' PER 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RESUBDIVISION (LOTS 1 & 2) IS IN THE NAME OF LEONARD M. EPSTEIN AND RICHARD C. EPSTEIN AND WAS ACQUIRED FROM HAWTHORNE PROPERTIES, L.L.C., INC. BY DEED DATED FEBRUARY 4, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN INSTRUMENT NO. 000000891

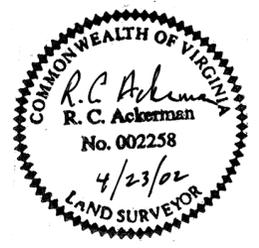
I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN AS PROPERTY MONUMENTATION ON THIS PLAT WILL BE SET ON OR BEFORE NOV. 30, 2002.
Robert C. Ackerman 3/19/02
ROBERT C. ACKERMAN, L.S. DATE



UTILITY NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

LOT AREAS:

LOT 1 : FORMER AREA	8,864 SF
NEW AREA	8,631 SF
LOT 2 : FORMER AREA	6,631 SF
NEW AREA	6,891 SF
TOTAL SUBDIVIDED AREA :	15,522 SF 0.35 Ac.



- NOTES:
1. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, PANEL 0035 B, EFFECTIVE DATE DEC. 16, 1988
 2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
 3. THE PURPOSE OF THIS RESUBDIVISION IS SOLELY TO ADJUST THE BOUNDARY LINE BETWEEN TWO EXISTING LOTS OWNED BY LEONARD M. EPSTEIN AND RICHARD C. EPSTEIN, AND WILL RESULT IN TWO LOTS. NO NEW LOT IS BEING CREATED.
 4. THIS RESUBDIVISION IS PART OF AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1 - 402 OF THE YORK COUNTY ZONING ORDINANCE.

5. THE PROPERTIES SHOWN HEREON ARE LOCATED IN GPIN # M10a-1951- 4984 (lot 1) & M10a-1978-4918 (lot 2)
6. TAX MAP PARCEL NUMBERS 17-15-00-001 (LOT 1) & 17-15-00-002 (LOT 2)
7. THE PROPERTY SHOWN HEREON IS ZONED R13 (SINGLE FAMILY RESIDENTIAL) AND THE BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30' SIDE: TBD REAR: TBD

RESUBDIVISION OF LOTS 1 & 2
GRAND OAKS
FORMERLY RAMSEY ESTATES
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

Scale: 1" = 30' Date: March 18, 2002

SHEET 1 OF 1

PENINSULA ENGINEERING & SURVEYING
727 KEPPEL DRIVE
NEWPORT NEWS, VIRGINIA 23608
(757) 872-0901
GRAPHIC SCALE

SYMBOLS

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT OR UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Al Maddalena*
PLAT APPROVING AGENT
DATE: 4/26/02

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS *26th* DAY OF *April* 20 *02* THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. *020007522*
TESTE: *Lynn S. Jenkins* CLERK
BY: *Natalie C. Owens, D.C.*