

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

QUARTERMARSH ESTATES
SECTION THREE "B"
 GRAFTON DISTRICT
 COUNTY OF YORK
 VIRGINIA

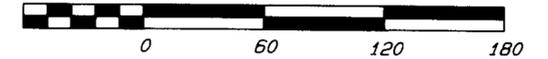
COENEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS

696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA. 23601

SCALE: 1" = 60' DATE: MAY 8, 2003

SHEET 1 OF 2

GRAPHIC SCALE



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: (1) 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 (2) 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.

ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE QUARTERMARSH ESTATES SECTION 3 HOMEOWNERS' ASSOCIATION.

COMMON AREA	0.2121 ACRES / 9,239 SQ. FT.
AREA WITHIN LOTS	4.7138 ACRES± / 205,333 SQ. FT. ±
AREA WITHIN R/W DEDICATION.....	0.2466 ACRES / 10,742 SQ. FT.
TOTAL SUBDIVIDED AREA	5.1725 ACRES± / 225,314 SQ. FT. ±

VICINITY MAP
SCALE: 1" = 2000'

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

HARRIS RIVER, INC., A VIRGINIA CORPORATION

Mayer A. Sarfan 2/5/04
 MAYER A. SARFAN, PRESIDENT 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 5th DAY OF 2 2004.

NOTARY PUBLIC

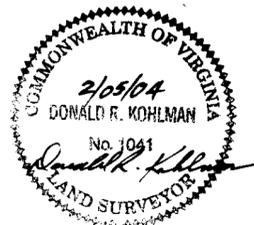
MY COMMISSION EXPIRES 8/31/2006

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 HARRIS RIVER, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM MOORE AND SARFAN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JANUARY 2, 2002, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AS INSTRUMENT NUMBER 020002910.

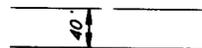
I CERTIFY THAT MONUMENTS AND IRON RODS OR PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2004.

Donald R. Kohlman 2/5/04
 DONALD R. KOHLMAN DATE
 LAND SURVEYOR



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

MINIMUM BUILDING SET BACK LINE SHOWN THUS:



THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #510182-0037B, DATED DEC. 15, 1988.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

TAX PARCEL I.D. NUMBER 30-00-00-137
 GPIN NO. T06C-1595-0836
 RECORDATION REFERENCE: D.B. 389, P. 469 & D.B. 129, P. 38-40

ZONING DISTRICT CLASSIFICATION = R20 SINGLE-FAMILY RESIDENTIAL
 THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

MINIMUM FRONT YARD SETBACK LINE REQUIREMENT (30') FOR OPEN SPACE CLUSTER DEVELOPMENT.

NOTE:
 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 SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY 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.

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

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY Al Maddalena
 PLAT APPROVING AGENT

DATE 4/19/04

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 20th DAY OF April 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS, AS INSTRUMENT NO. 04000837

TESTE: Lynn S. Jenkins
 CLERK
 BY: Anna Beagles, D.C.

2004 APR 26 11:10:41