



VICINITY MAP 1" = 1000'

OWNER'S CONSENT

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.

TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP

SIGNED: Myron B. Mausteller DATE: 2/3/04 MYRON B. MAUSTELLER, GENERAL PARTNER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, MELODY B. DANIELS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3RD DAY OF FEB., 2004

Melody B. Daniels NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-2007

FOUR WAY ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP

BY: W & M CORPORATION, GENERAL PARTNER

SIGNED: Myron B. Mausteller DATE: 2/3/04 MYRON B. MAUSTELLER, PRESIDENT

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, MELODY B. DANIELS, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3RD DAY OF FEB., 2004

Melody B. Daniels NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-30-2007

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

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

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- (99.96') DENOTES LOT LINE HEREBY VOIDED.

NOTES:

- PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AND ZONE A, (NO BASE FLOOD ELEVATION DETERMINED), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182-0036B, DECEMBER 16, 1988.
- THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- PROPERTY IS ZONED GB (GENERAL BUSINESS), AND RMF (RESIDENTIAL MULTIFAMILY)

- MINIMUM LOT SETBACK REQUIREMENTS IN RMF (MULTI-FAMILY RESIDENTIAL) FOR SINGLE FAMILY ATTACHED DWELLINGS: MINIMUM FRONT YARD SETBACK = 20' MINIMUM SIDE YARD SETBACK = 10' MINIMUM REAR YARD SETBACK = 15'
- MINIMUM LOT SETBACK REQUIREMENTS IN GB (GENERAL BUSINESS): MINIMUM FRONT YARD SETBACK = 45' MINIMUM SIDE YARD SETBACK = 10' MINIMUM REAR YARD SETBACK = 10'

- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- YORK COUNTY AND VDOT (VIRGINIA DEPARTMENT OF TRANSPORTATION) SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- WETLAND DELINEATION BY ENVIRONMENTAL SPECIALTIES GROUP, INC.
- THIS PROPERTY IS SUBJECT TO THE COUNTY OF YORK WATERSHED PROTECTION OVERLAY DISTRICT. THIS PROPERTY IS NOT SUBJECT TO ANY CBPA PROTECTION AREAS AS SHOWN ON YORK COUNTY MAPPING.
- THE COMMON AREA DEPICTED ON THIS PLAT IS TO BE CONVEYED TO THE GENERALS WAY PROPERTY ASSOCIATION.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	275.00'	29°51'42"	143.33'	73.33'	141.71'	S50°54'34"W
2	275.00'	67°10'09"	322.39'	182.60'	304.24'	S69°33'47"W
3	25.00'	78°38'00"	34.31'	20.47'	31.68'	N74°50'35"W
4	250.00'	29°51'42"	130.30'	66.66'	128.83'	S50°54'34"W
5	300.00'	55°55'42"	292.84'	159.27'	281.35'	S63°56'34"W
6	25.00'	44°07'19"	19.25'	10.13'	18.78'	S69°50'46"W
7	52.00'	278°26'57"	252.71'	-	-	-
8	25.00'	56°36'22"	24.70'	13.46'	23.71'	S62°04'07"E
9	250.00'	53°38'59"	234.09'	126.42'	225.63'	N62°48'12"E
10	300.00'	29°51'42"	156.36'	80.00'	154.59'	N50°54'34"E
11	25.00'	89°58'24"	39.28'	24.99'	35.35'	N20°51'13"E

SURVEYOR'S CERTIFICATE

PARCEL 24-00-00-086

THIS IS TO CERTIFY THAT THE PARCEL OF LAND CONTAINING 7.151± ACRES IS IN THE NAME OF FOUR WAY ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP AND WAS ACQUIRED FROM MYRON B. MAUSTELLER AND EUGENIA R. MAUSTELLER, HARRY H. WASON AND MARY D. WASON BY DEED DATED AUGUST 28, 1991 AND RECORDED IN DEED BOOK 625, PAGE 781 AND BY QUITCLAIM DEED FROM JOSEPH M. PICKETT AND LOUISE CRIGGER PICKETT DATED DECEMBER 11, 1998 AND RECORDED IN DEED BOOK 1060, PAGE 873 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

PARCEL 24-68-00-002

THIS IS TO CERTIFY THAT THE PARCEL OF LAND CONTAINING 17.369 ACRES IS IN THE NAME OF TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP AND WAS ACQUIRED FROM H.H. WASON, M.B. MAUSTELLER, W.W. HAMNER, AND T/A THOMAS NELSON PROPERTIES BY DEED DATED DECEMBER 15, 1974 AND RECORDED IN DEED BOOK 273, PAGE 87 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

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'.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2004.

SIGNED: James S. Leigh DATE: 1/30/2004 JAMES S. LEIGH, L.S.# 1758

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE 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 TRIPLE FEATURES ASSOCIATES AND FOUR WAY ASSOCIATES AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.



PLAT INSTRUMENT # 040014597

Filed in the Clerk's Office, Circuit Court, York Co. - Poquoson VA the 18th day of July, 2004. Teste: Lynn S. Jenkins, Clerk 10:43 AM by Anchala M. Chinnorath D.C.

SUBDIVISION & BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF TRIPLE FEATURE ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP & FOUR WAY ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA SCALE: 1" = 100' MAY 30, 2003



GRAPHIC SCALE

THE SIRINE GROUP, LTD. SURVEYORS • ENGINEERS • PLANNERS 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY U.S. ROUTE 17 P.O. BOX 450 WHITE MARSH, VIRGINIA 23183 SHEET 1 OF 2

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 COUNTY'S 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 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.

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.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT

DATE: 6/29/04

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE DAY OF , 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER

TESTE: CLERK

BY:

PROPERTY IS ASSESSOR'S PARCEL NUMBER: 24-68-00-002; GPIN: Q08B-3803-3232 24-00-00-086; GPIN: Q08B-3335-2700