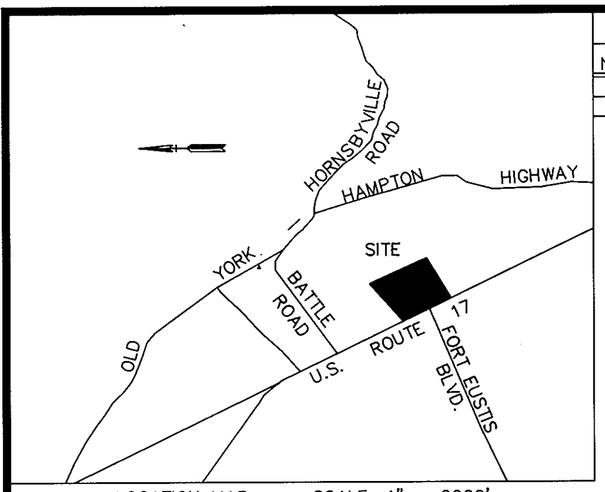
SUBDIVISION OF PATRIOTS SQUARE

COUNTY OF YORK, VIRGINIA

SCALE: 1" = 100' DATE: JULY 25,1988



LOCATION MAP SCALE: 1" = 2000'

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
1	1382.39'	16°-36'-10"	201.70'	400.58'	399.18'	N 71°-16'-31" E
2	1482.39'	15°-27'-14"	201.14'	399.83'	398.62'	S 70°-42'-03" W

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

James A. Binkley
VICE PRESIDENT
SUNSTATES EQUITIES, INC., A FLORIDA CORPORATION

Christie Daughtry-Pope, A NOTARY PUBLIC IN AND FOR THE State OF Virginia, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF October 1989

Christie Daughtry-Pope
NOTARY PUBLIC

MY COMMISION EXPIRES 9/21/92

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: J. Mark Carter
PLAT APPROVING AGENT
DATE: DECEMBER 7, 1989

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 11 DAY OF Dec 19 89
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 11, PAGE 142

TESTE: NANCY B. KANE, CLERK
BY: Carol D. Rosselmini, D.C.
11:59 A.M.

Smith Demer Normann
Engineers – Planners – Surveyors – Landscape Architects
2101 Executive Drive, Tower Box 50
Hampton, Virginia 23666
(804) 826-4800 (804) 627-6900

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 THEN 1:10,000.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CORONET EQUITIES, INC., A FLORIDA CORPORATION, AND WAS ACQUIRED FROM C.L. PARRISH AND MARY B. PARRISH, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 10, 1988 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 510, PAGE 85. I CERTIFY THAT MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 2, 1989.

William D. Moore
WILLIAM D. MOORE, JR. L.S.

COMMONWEALTH OF VIRGINIA
WILLIAM D. MOORE, JR.
License No.
1432
LAND SURVEYOR

NOTES:
1. SUBJECT TO EASEMENTS, COVENANTS & RIGHTS-OF-WAY OF RECORD.
2. EACH LOT WITHIN THIS SUBDIVISION TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA
3. EACH LOT WITHIN THIS SUBDIVISION TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
4. ALL RESTRICTED ACCESS EASEMENTS ARE HEREBY CONVEYED TO YORK COUNTY.
5. 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.

AREA WITHIN LOTS	16.650 ACRES
AREA WITHIN R/W	2.038 ACRES
TOTAL AREA	18.688 ACRES

REF: PLAT BOOK 10, PAGE 443
MONUMENTS FOUND
IRON RODS & PIPES FOUND
IRON PIPES SET

EASEMENTS SHOWN THUS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE & OTHER UTILITIES

MINIMUM BUILDING SETBACK LINE SHOWN THUS:

MERIDIAN PER V.D.H. & T.

NOW OR FORMERLY C.L. PARRISH

S 27°-01'-34" E 1074.25'
853.01'

10' DRAINAGE & UTILITY EASEMENT
30' DRAIN. EASEM'T FOR PARCEL 7 (PRIVATE)
104.04'
117.20'

30' REAR YARD SETBACK

20' SIDE YARD SETBACK

N 45°-36'-12" E 527.48'
576.29'

NOW OR FORMERLY C.L. PARRISH

PARCEL 7
411,273 Sq.Ft.
OR 9.442 Ac.

DEDICATION 3
1.851 Ac.

10' RESTRICTED ACCESS EASEMENT
12' RESERVATION FOR HIGHWAY PURPOSES
6' DRAINAGE & UTILITY EASEMENT

S 51°-00'-24" W
262.50'

NOW OR FORMERLY C.L. PARRISH

PARCEL 6
117,699 Sq.Ft.
OR 2.702 Ac.

TREE (F)

90' BLDG. SETBACK
45' BLDG. SETBACK (SINGLE USER)
90' BLDG. SETBACK (SHOPPING CENTER)

FORT EUSTIS BLVD. (100' R/W)

15' DRAINAGE EASEMENT FOR PARCEL 7 (PRIVATE)

503.90'
296.16'

EXISTING 40' INGRESS/EGRESS DRAINAGE & UTILITY EASEMENT (PLAT BOOK 10, P. 443) (DEED BOOK 506, P. 420)

EXISTING 40' INGRESS/EGRESS DRAINAGE & UTILITY EASEMENT (PLAT BOOK 10, P. 443) (DEED BOOK 506, P. 420)

EXISTING 30' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT (PLAT BOOK 10, P. 443) (DEED BOOK 506, P. 420)

10' DRAINAGE & UTILITY EASEMENT

30' INGRESS/EGRESS EASEMENT

N 27°-01'-34" W 227.37'
N 27°-01'-34" W 350.00'
175.00' 175.00'
N 27°-01'-34" W 270.98'
150.00' 120.98'
S 54°-52'-36" W
207.74'

N 45°-36'-12" E 310.75'
85.33'
143.24'

NOW OR FORMERLY EVERETT O. GARY ESTATE

BATTLE ROAD

PARCEL 1
45,255 Sq.Ft.
OR 1.039 Ac.

PARCEL 2
41,650 Sq.Ft.
OR 0.956 Ac.

PARCEL 3
41,258 Sq.Ft.
OR 0.947 Ac.

PARCEL 4
68,101 Sq. Ft.
OR 1.563 Ac.

N 27°-01'-34" W 274.98'

15' DRAINAGE EASEMENT FOR PARCELS 6 & 7 (PRIVATE)

20' DRAINAGE & UTILITY EASEMENT

NOW OR FORMERLY CLARENCE COOK

N 62°-58'-26" E 238.00'
S 62°-58'-26" W 238.00'
238.00'
50.00'
365.00'
210.00'
90' BLDG. SETBACK
10' RESTRICTED ACCESS EASEMENT
45' BLDG. SETBACK
100'-INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT (EXISTING) (P.B. 10, PG. 443) (DB. 506, PG. 420)

45' BLDG. SETBACK
45' BLDG. SETBACK DRAINAGE & UTILITY EASEMENT (SEE DETAIL BOTTOM RIGHT)
N 72°-01'-34" W 39.60'
10' RESTRICTED ACCESS EASEMENT
12' RESERVATION FOR HIGHWAY PURPOSES
N 17°-58'-26" E 39.60'

S 58°-07'-26" W 32.45
S 58°-07'-26" W 12.06'

20.80'
12.57'
1133'±
N 27°-01'-34" W 152.92'
N 27°-01'-34" W 249.17'
175.00' 147.00'
10.00' 10.00'
125.00'
36'
6'
N 29°-53'-19" W 100.12'
N 72°-01'-34" W 35.36'
N 27°-01'-34" W 150.00'
N 17°-58'-26" E 35.36'
VARIABLE WIDTH R/W DEDICATION
N 24°-09'-06" W 100.12'
N 27°-01'-34" W 54.01'

140'
140'

DEDICATION 1
0.125 Ac.

DEDICATION 2
0.062 Ac.

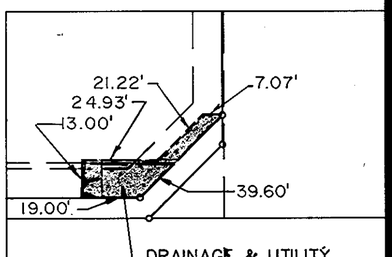
GEORGE WASHINGTON MEMORIAL HIGHWAY U.S. ROUTE 17 (140' & VARIABLE R/W)

FORT EUSTIS BLVD. (ROUTE 105)

TOTAL PARCEL AREA 18.688 ACRES

0 25 50 100 200 300 feet
GRAPHIC SCALE

REV. 11/4/89
REV. 10/18/89



EASEMENT DETAIL
SCALE: 1" = 40'

LAWYERS TITLE INSURANCE CORPORATION, TRUSTEE
BY Thomas R. Klein, Branch Manager
I, Douglas W Deming, A NOTARY PUBLIC IN AND FOR THE Commonwealth OF Virginia, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF November 1989

Douglas W Deming
NOTARY PUBLIC

MY COMMISION EXPIRES April 5, 1991

F.B. 7, PP. 34-36
F.B. 2, PP. 51-56