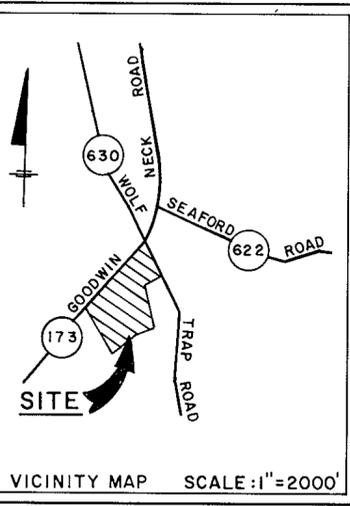


SHEET 1 OF 2
SUBDIVISION PLAT
OF
COOPERS LANDING

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' JULY, 1990
0 30 60 120 180 240 FEET
GRAPHIC SCALE

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

THIS PROJECT IS BEING DEVELOPED AS A RESIDENTIAL CLUSTER SUBDIVISION, APPROVED BY THE COUNTY IN ACCORDANCE WITH SECTION 24-246 OF THE ZONING ORDINANCE.



● DENOTES PIN OR PIPE FOUND
○ DENOTES PIN SET
■ DENOTES CONC. MONUMENT FOUND
□ DENOTES MONUMENT SET

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. WALSAN PROPERTIES, INC., A VIRGINIA CORPORATION

Bernard A. Walker
BERNARD A. WALKER, PRESIDENT
DATE: _____
Bernard H. Siglinger
BERNARD H. SIGLINGER, TRUSTEE
DATE: _____

I, *Tina S. Dubois*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1ST DAY OF August, 1990.
Tina S. Dubois
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/3/94

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'/10,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS SUBDIVISION IS IN THE NAME OF WALSAN PROPERTIES, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM WARREN E. ZIRKLE BY DEED DATED DECEMBER 12, 1988 AND RECORDED IN DEED BOOK 540, PAGE 538 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

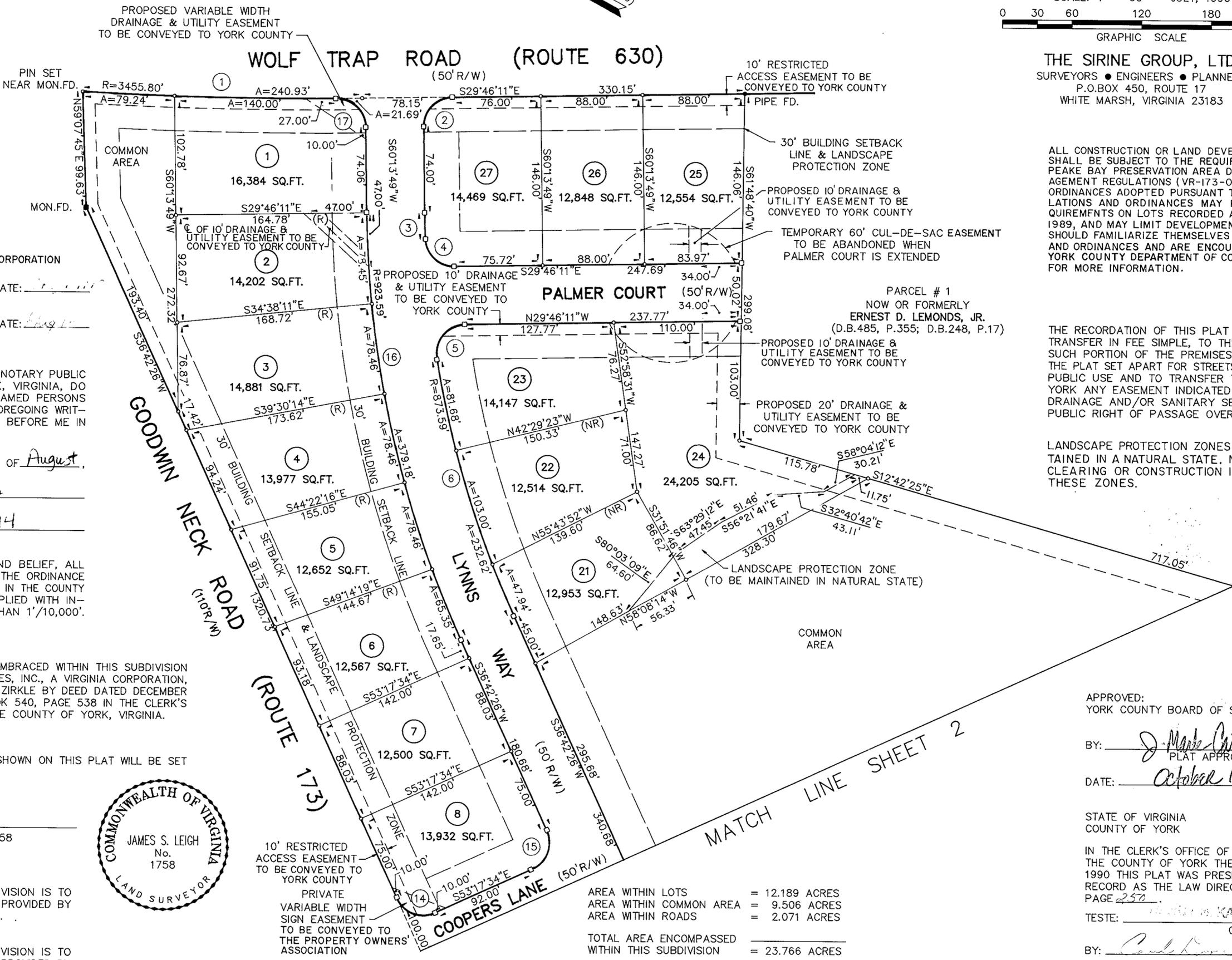
I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1990.

James S. Leigh
JAMES S. LEIGH, C.S.# 1758



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 COUNTY OF YORK.



AREA WITHIN LOTS = 12.189 ACRES
AREA WITHIN COMMON AREA = 9.506 ACRES
AREA WITHIN ROADS = 2.071 ACRES

TOTAL AREA ENCOMPASSED WITHIN THIS SUBDIVISION = 23.766 ACRES

MINIMUM BUILDING SETBACK LINE SHOWN THIS: _____

EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES: _____

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND ANY LOCAL ORDINANCES ADOPTED PURSUANT THERETO. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON LOTS RECORDED AFTER SEPTEMBER 30, 1989, AND MAY LIMIT DEVELOPMENT OF LOTS. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THE REGULATIONS AND ORDINANCES AND ARE ENCOURAGED TO CONTACT THE YORK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT FOR MORE INFORMATION.

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.

LANDSCAPE PROTECTION ZONES SHALL BE MAINTAINED IN A NATURAL STATE. NO DEVELOPMENT, CLEARING OR CONSTRUCTION IS ALLOWED IN THESE ZONES.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *J. Mark Carter*
PLAT APPROVING AGENT

DATE: October 17, 1990

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 17TH DAY OF October, 1990 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 61, PAGE 250.

TESTE: *W. B. Kane*
CLERK

BY: *Carole K... 9:31 A.M.*

PROPERTY IS TAX MAP 24-6, PARCEL 257.

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.