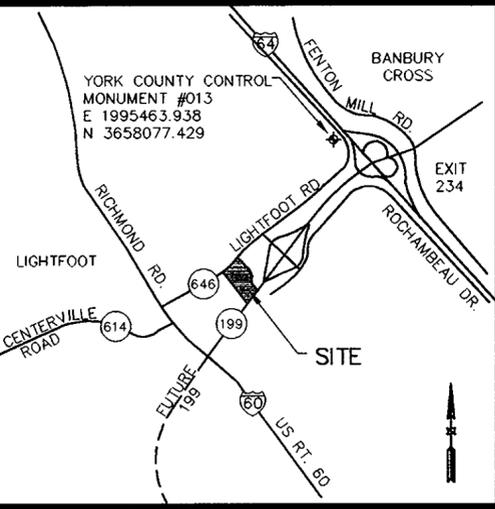


SUBDIVISION OF 10.167 ACRES±
OWNED BY
MICHAEL C. BROWN, LIMITED

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 5/22/96 SCALE: 1" = 100' DRAWN: CMA/KEG

ES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 263-0040
Fax (804) 220-8994
SHEET 1 OF 2
JOB NO. 8158



VICINITY MAP
SCALE: 1" = 4000'

- NOTES:
1. 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 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 (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.
 2. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS 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.

GENERAL NOTES:

- 1) PROPERTY TO BE SUBDIVIDED IS ALL OF ASSESSOR'S PARCELS 2-24 & 2-25.
- 2) PROPERTY IS CURRENTLY ZONED "EO" ECONOMIC OPPURTUNITY DISTRICT.
- 3) PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M #510182-0025B, DATED DECEMBER 16, 1988.
- 4) NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA
- 5) TOTAL AREA SUBDIVIDED IS 10.167 ACRES± .
- 6) MINIMUM BUILDING SETBACK LINES:
FRONT - 45'
SIDE - 10'
REAR - 10'
- 7) MINIMUM LOT REQUIREMENTS (PUBLIC SEWER ONLY)
MINIMUM AREA = 43,560 S.F. (1 ACRE)
MINIMUM WIDTH = 100'
● SMALLEST LOT (#3) 75,799 S.F. 1.740 AC.
● LARGEST LOT (#4) 207,344 S.F. 4.76 AC.
(EACH LOT CREATED SHALL INCLUDE A SUITABLE LOCATION FOR A WELL AS DETERMINED BY THE LOCAL HEALTH DEPARTMENT)

REFERENCES

PLAT AT DEED BOOK 866, PAGE 593
PLAT AT DEED BOOK 64, PAGE 1
DEED BOOK 33, PAGE 94
WILL BOOK 33, PAGE 662
PLAT BOOK 4, PAGE 155

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Denny, Jr. PLAT APPROVING AGENT
DATE: 6-12-96

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 13th DAY OF June, 1996. THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS, PLAT BOOK 12, PAGE 280.

TESTE: Nancy B. Kane, CLERK
BY: Catharine Bender, Jr.
Deed Book 900, Page 244

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES.

[Signature] - PRESIDENT 5/23/96
FOR MICHAEL C. BROWN, LTD. TITLE DATE
A VIRGINIA CORPORATION
[Signature] 5/23/96
FOR JAMES H. HUDSON, III, TRUSTEE DATE

FOR: MICHAEL C. BROWN, LTD.
NOTARY: STATE OF VIRGINIA

I, Jamaria S. Carter, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 23 DAY OF May, 1996.

MY COMMISSION EXPIRES 9-30, 1998.

FOR: JAMES H. HUDSON, III, TRUSTEE
NOTARY: STATE OF VIRGINIA

I, Jamaria S. Carter, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 23 DAY OF May, 1996.

MY COMMISSION EXPIRES 9-30-98, 1998.

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 MICHAEL C. BROWN, LTD., AND WAS ACQUIRED FROM HAROLD ELWOOD FLATTEN BY DEED DATED OCTOBER 4, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 866, AT PAGE 591. A DEED OF TRUST DATED OCTOBER 10, 1995 IS HELD BY LARRY G. DILLON AND JAMES H. HUDSON, III, (TRUSTEES), AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 866, PAGE 594. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1996.

G.T. Wilson, Jr. 5-22-96
G.T. WILSON, JR., C.L.S. DATE



WATER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY A WELL APPROVED BY THE LOCAL HEALTH DEPARTMENT.

[Signature] 5-31-96
SANITARIAN DATE

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

35-22-96-22-33 81580F000 R.M.C.