

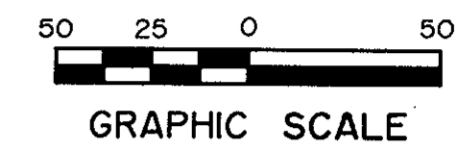
WILLIAMSBURG BLUFFS

SECTION I, PHASE II
YORK COUNTY, VIRGINIA
SCALE : 1" = 50' DATE : 1-20-1997
REVISED : 3-11-97

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying



LEGEND

- - DENOTES IRON PIPE FOUND
- - DENOTES IRON ROD SET
- - DENOTES IRON ROD FOUND
- - POWER POLE
- - CONCRETE MONUMENT FOUND
- - EXISTING EASEMENT TO BE VACATED
- B.S.L. - BUILDING SETBACK LINE
- - DENOTES CONCRETE MONUMENT SET
- R.M.A. - RESOURCE MANAGEMENT AREA
- R.P.A. - RESOURCE PROTECTION AREA

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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

FLOOD NOTE:

THE LOTS SHOWN HEREON ARE NOT LOCATED IN THE F.E.M.A. DEFINED SPECIAL FLOOD HAZARD ZONE, (ZONE "X"), COMM. NO. 510182, PANEL 0030 "B", DATED: 12-16-1988.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: Philip Thomas, Jr.
PLAT APPROVING AGENT

DATE: 6-4-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 4th DAY OF June 19 97 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 478

TESTE: Nancy B. Kane
CLERK
BY: Carol A. ... Deputy Clerk

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.

RICKMOND ENGINEERING, INC.

NOTE: DRAINAGE AND/OR UTILITY EASEMENT

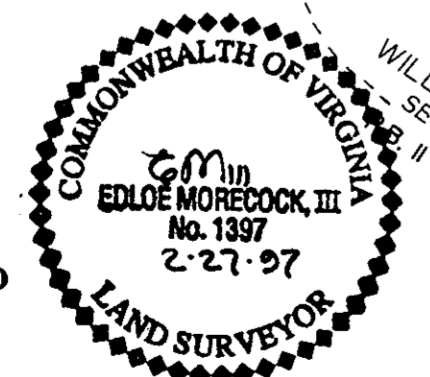
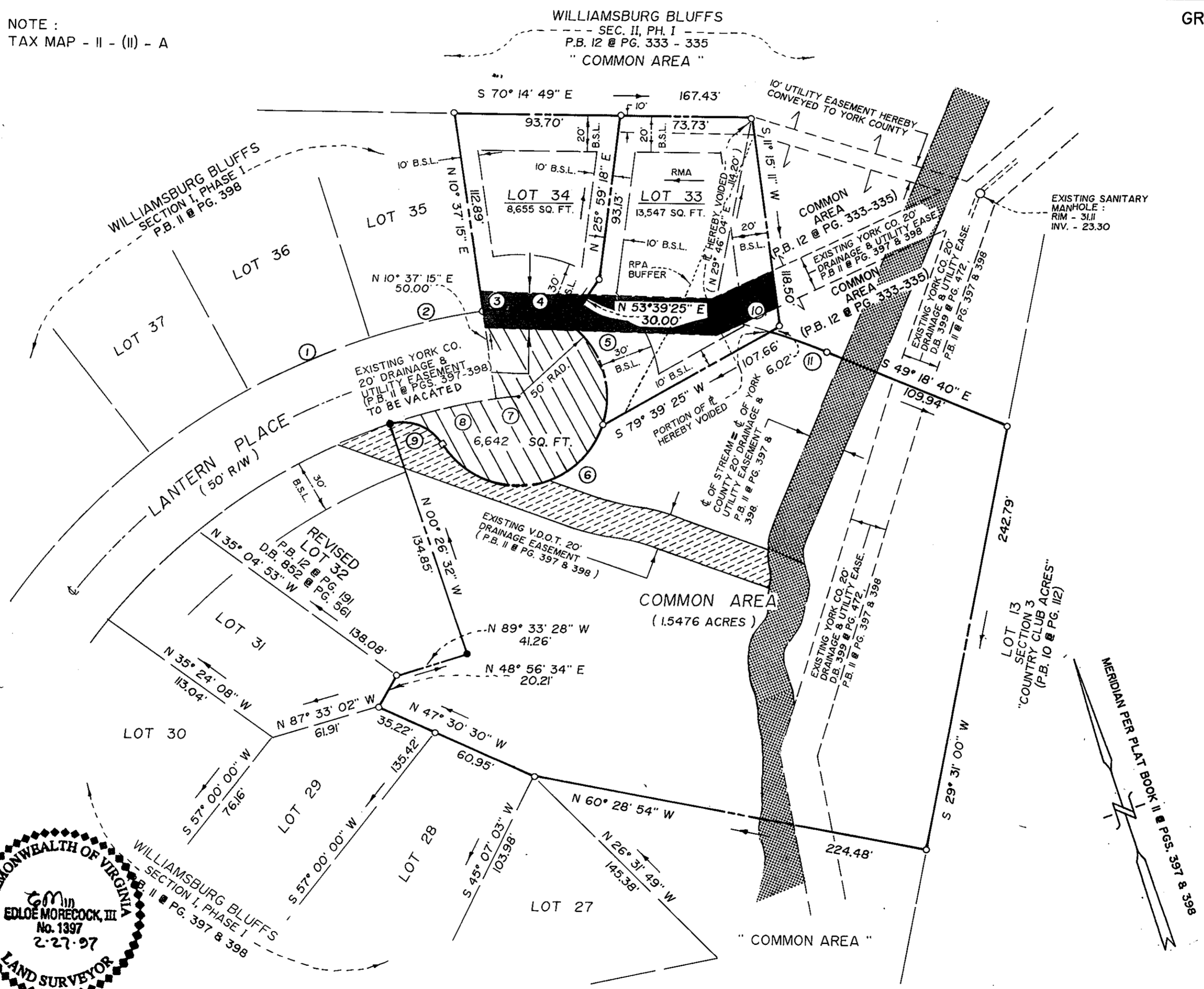
DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: 1) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, 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.

UTILITIES NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

GEODETIC CONTROL STATION LOCATION :
VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE (NAD 1983), U.S. SURVEY FT. :
EASTING (X) - 12020982.199
NORTHING (Y) - 3617510.523
STATION LOCATION NUMBER : 039

NOTE :
TAX MAP - II - (II) - A

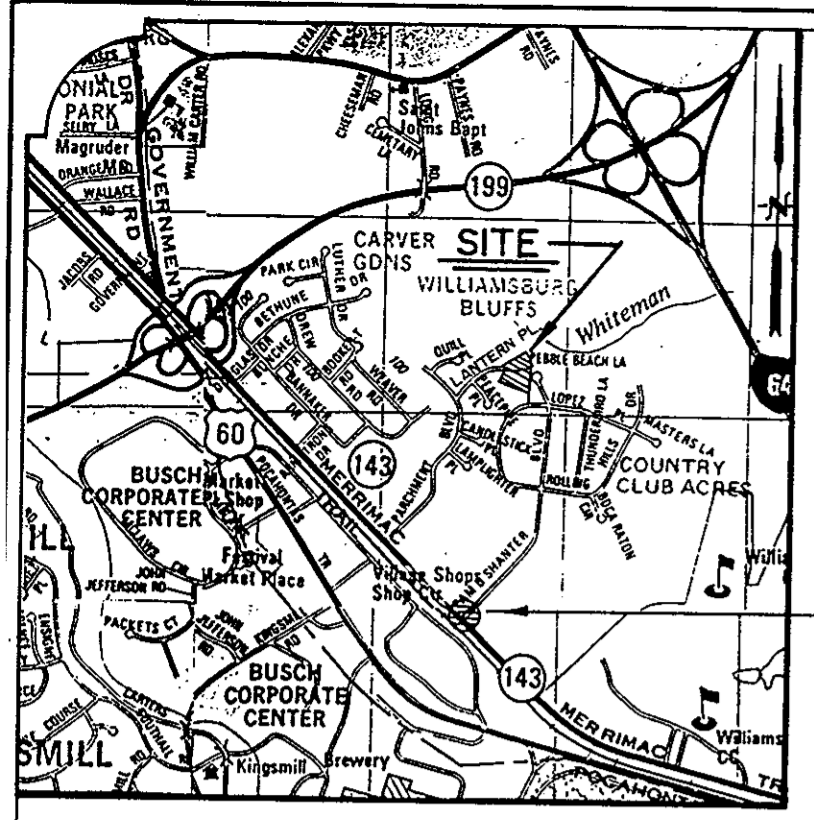


AREAS :

TOTAL LOT AREA = 0.5097 ACRE
TOTAL COMMON AREA = 1.5476 ACRES
TOTAL R/W DEDICATION = 0.1525 ACRE
TOTAL AREA DIVIDED = 2.2098 ACRES

CURVE DATA TABLE						
Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
1	10°55'57"	389.80'	74.38'	37.30'	74.26'	N 85°37'51" E
2	9°34'26"	389.80'	65.13'	32.64'	65.06'	S 84°10'05" E
3	1°37'01"	389.80'	11.00'	5.50'	11.00'	S 79°22'45" E
4	45°43'59"	50.00'	39.91'	21.09'	38.86'	S 58°42'53" E
5	73°49'28"	50.00'	64.42'	37.56'	60.06'	S 0°34'09" W
6	129°48'50"	50.00'	113.28'	106.77'	90.56'	S 77°36'42" E
7	2°13'56"	339.80'	13.24'	6.62'	13.24'	S 78°15'26" E
8	10°10'46"	339.80'	60.37'	30.26'	60.29'	S 84°28'10" E
9	76°51'11"	25.00'	33.53'	19.83'	31.08'	S 51°07'53" E
10	4°51'52"	389.80'	33.09'	16.56'	33.08'	S 56°40'53" E
11	4°51'52"	389.80'	33.09'	16.56'	33.08'	S 51°46'35" E

NOTE :
ALL "COMMON AREA" ARE TO BE CONVEYED TO THE WILLIAMSBURG BLUFFS COMMUNITY ASSOC.



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.
BLUFFS, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: T. H. Nicholson, Jr.
T. H. NICHOLSON, JR., MANAGER

DATE: 2/27/97

STATE OF VIRGINIA, TO WIT
I, Frank D. Collischan, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 27th DAY OF FEBRUARY, 19 97

Frank D. Collischan
Notary Public

MY COMMISSION EXPIRES: 7-31-99

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 THAN 1/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF BLUFFS, L.L.C. AND WAS ACQUIRED FROM W.A.R.S., INC. BY DEED DATED APRIL 17, 1996, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 891, PAGE 854, I CERTIFY THAT MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 1997

Edloe Morecock, III
Edloe Morecock, III, C.L.S., #1397

DATE: 2-27-97
JOB NUMBER : 95226