

PLAT OF SUBDIVISION OF
T A B B
M E A D O W S
 BETHEL DISTRICT, COUNTY OF YORK, VIRGINIA
 SIMMONS NEWSOME, P.C.
 ENGINEERS SURVEYORS PLANNERS
 110A Dare Road
 Yorktown, Virginia 23692
 SCALE: 1" = 100' DATE: MARCH 26, 1997
 GRAPHIC SCALE
 SHEET 1 of 2

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 obstruction 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 of other obstruction that hinders clear sight across the area.

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.

The stormwater detention area will be maintained by the Tabb Meadows Homeowners Association.

LEGEND

- - - - - Iron Pipe Found
- - - - - Iron Pipe Set
- - - - - I.R. Iron Rod Found
- - - - - Monument Found
- - - - - Monument Set

The property as shown on this plat does not lie within a Resource Protection Area or a Resource Management Area.
 Flood Zone X per FIRM Community Panels 510182 0039 B and 0043 B dated December 16, 1988.

VICINITY MAP SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees:

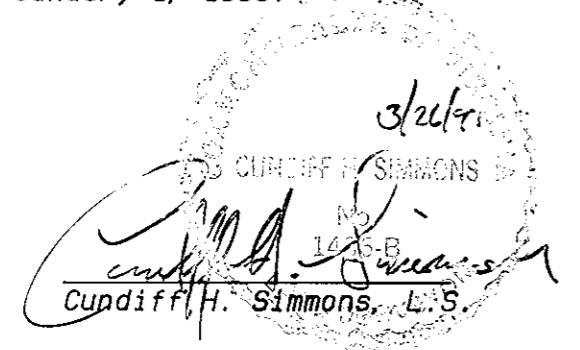
LOTZ REALTY COMPANY Inc., A VIRGINIA Corp.
 Paul K. Lotz, President Eugene M. Jordan II and/or John G. Sebrell, TRUSTEES
 Old Point National Bank
 DATE: April 23, 1997 March 22, 1996 D.B. 888 PG. 812 DATE: April 23, 1997

I, Juanita K. Daniel, a Notary Public in and for the County of York of the State of 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 23rd day of April, 1997.

My commission expires July 31, 1997
 Commissioned as: Juanita K. Woods

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'. This is to certify that the land embraced in this subdivision is in the name of Lotz Realty Company, Inc. and was acquired from Charles W. Taylor and Joy R. Taylor, husband and wife, by deed dated September 29, 1993 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in deed book 749, page 710.

I certify that iron pipes or pins, as well as monuments shown on this plat will be set on or before January 1, 1998.



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.

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

UNITS - U. S. SURVEY FT.
 YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
111	12085280.272	3575722.385
113-RESET	12089213.561	3575484.683
122	12083462.597	3574260.078
123-HESET	12086398.207	3571744.342

AREA WITHIN R/W 1.30 +/- ACRES
 AREA WITHIN LOTS 13.12 +/- ACRES
 TOTAL AREA 14.42 +/- ACRES

REFERENCES:
 TAX PARCEL 37- 123A
 P.B. 10 PG. 165
 D.B. 749 PG. 710

UTILITIES NOTES:

WATER: Each lot within this subdivision is served by public water provided by the City of Newport News Waterworks.
 SEWER: Each lot within this subdivision is served by public sewer provided by the County of York.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: Phu T. Quann, PE
 PLAT APPROVING AGENT

DATE: 9-4-97

STATE OF VIRGINIA
 COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 5th day of Sept., 1997 this map was presented and admitted to record as the law directs in PLAT BOOK 121 at PAGE 525

TESTE: Annex B. Kane
 Clerk
 BY: Carl D. ...
 Deputy Clerk