

RECORD PLAT
ENDVIEW WOODS, SECTION ONE
NELSON MAGISTERIAL DISTRICT
YORK COUNTY VIRGINIA
Campbell Land Surveying, Inc.

P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757)890-0837 FAX (757)898-4537
DATE: DECEMBER 1, 1998

SHEET 1 OF 4

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED TRUSTEES. (DEED BOOK 1010, PAGE 184) FIRST UNION NATIONAL BANK (DATED APRIL 23, 1998)

William H. Bandy 2-16-99
TRSTE, INC. A VIRGINIA CORPORATION - TRUSTEE DATE
WILLIAM H. BANDY

CITY OF York
STATE OF Virginia
I, Carolyn R. Crozier, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 6 DAY OF February 1999.
NOTARY PUBLIC Carolyn R. Crozier
MY COMMISSION EXPIRES: 4/30/99

GENERAL NOTES:

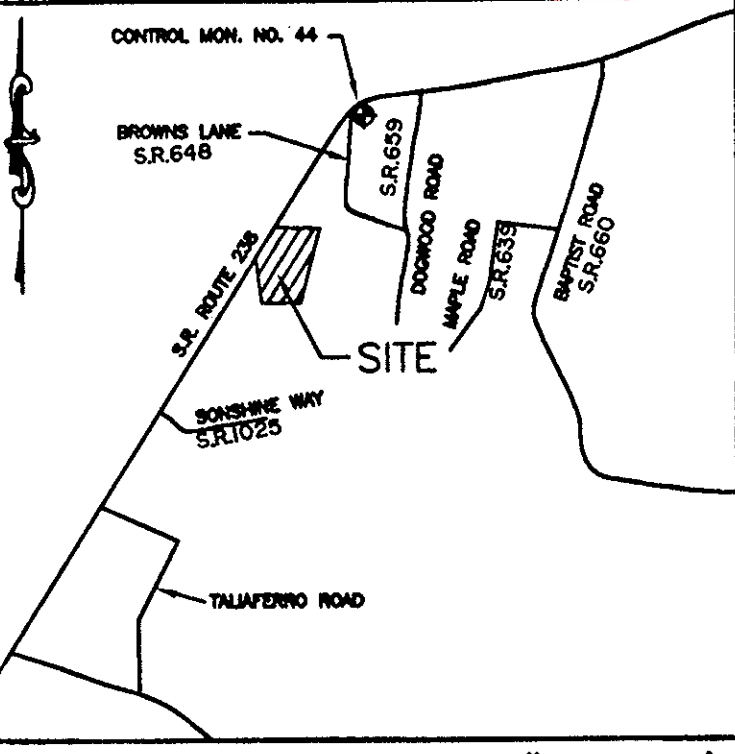
- PROPERTY IDENTIFIED AS ASSESSOR'S PARCELS NO. 17A-(1)-1,1A,2,2A,3A,4,5,6, 7,8,9,10,11,12,13,14,15,16.
- THIS SUBDIVISION COMPLIES WITH ORDINANCE 096-25(R-2) ADOPTED NOVEMBER 6, 1996.
- PROPERTY LOCATED IN ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FIRM PANEL NUMBER 5101820035B DATED 12-16-88.
- PROPERTY IS ZONED PD (PLANNED DEVELOPMENT, AFFORDABLE HOUSING INCENTIVE PROVISIONS).
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 44 LOCATED AT THE SOUTHEAST INTERSECTION OF BROWNS ROAD AND ROUTE 238. COORDINATE VALUES X=12049008.377; Y=3613559.739.
- ALL OPEN SPACE/Common Area TO BE DEDICATED TO THE ENDVIEW WOODS HOMEOWNERS ASSOCIATION.
- SIGHT TRIANGLE 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 OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR 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 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 UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE BMP, TO THE EXTENT ALLOWED BY LAW.

RESIDENTIAL AREA DESIGN PARAMETERS:

- THERE SHALL BE A THIRTY-FOOT (30') FRONT YARD SETBACK FROM STREETS.
- THE MINIMUM DISTANCE BETWEEN TWO PRINCIPAL BUILDINGS/STRUCTURES SHALL BE TWENTY FEET (20').
- THE MINIMUM WIDTH OF A SINGLE FAMILY DETACHED LOT SHALL BE FORTY-FIVE FEET (45'). FOR LOTS ABUTTING A CUL-DE-SAC, THE MINIMUM LOT WIDTH SHALL BE MEASURED AT THE FRONT BUILDING FOOTPRINT.
- THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN TWO ACCESSARY BUILDINGS, SHALL BE TEN FEET (10').
- THE MINIMUM SETBACK FROM ANY EXTERNAL PROPERTY LINE SHALL BE TWENTY FEET (20'); HOWEVER THIS SETBACK MAY BE REDUCED TO TEN FEET (10') FOR SIDE YARDS ABUTTING AN EXTERNAL PROPERTY LINE.
- THE MINIMUM SETBACK FROM ANY COMMON AREA BOUNDARY SHALL BE THIRTY FEET (30'). HOWEVER THIS SETBACK MAY BE REDUCED TO TEN FEET (10') TO ACCOMMODATE SIDE YARDS ON LOTS WHICH ABUT AN OPEN SPACE AREA.
- THE MAXIMUM BUILDING HEIGHT OF ANY RESIDENTIAL STRUCTURE SHALL NOT EXCEED THIRTY-FIVE FEET (35').
- THE MAXIMUM RATIO OF TOTAL LIVING SPACE FLOOR AREA SHALL BE THIRTY PERCENT (30%) FOR NEW CONSTRUCTION.

AREA TABULATIONS

LOTS	= 123,012 SF	= 2.82 ACRES
RIGHT-OF-WAY	= 34,624 SF	= 0.79 ACRES
OPEN SPACE/Common Area	= 126,292 SF	= 2.90 ACRES
FUTURE DEVELOPMENT	= 163,243 SF	= 3.75 ACRES
TOTAL SUBDIVIDED AREA	= 447,171 SF	= 10.26 ACRES



VICINITY MAP 1"= 2000'

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS AND PROPRIETORS.

W.R. Ashe 2-15-99
AMERICAN EASTERN, INC. A VIRGINIA CORP. DATE
H.R.ASHE, PRESIDENT

CITY OF York
STATE OF Virginia

I, Melaney Thomas, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

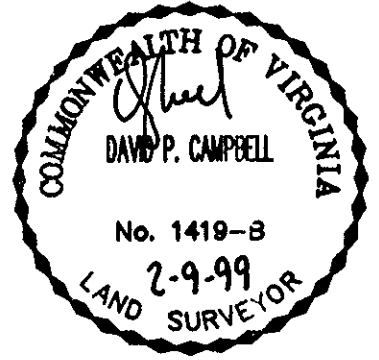
GIVEN UNDER MY HAND THIS 15 DAY OF February 1999.
NOTARY PUBLIC Melaney Thomas
MY COMMISSION EXPIRES: 3/31/02

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION FOR RECORDATION 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 AMERICAN EASTERN, INC., AND WAS ACQUIRED FROM OLD DOMINION HOMES, L.L.C. BY DEED DATED APRIL 23, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 1008 PAGE 314; AND WAS ACQUIRED FROM J.A.B., INC. BY DEED DATED JUNE 10, 1998, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 1020 PAGE 421.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 1999.

David P. Campbell 2-9-99
DAVID P. CAMPBELL, L.S. NO. 1419B DATE



WATER
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

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

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Dunn, Jr.
PLAT APPROVING AGENT

DATE: 3/24/99

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 25th DAY OF MAR 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 678

TESTE: NANCY B. KANE, CLERK BY: John T. Dunn, Jr.
CLERK

DATE: MARCH 25 1999