

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:

Benjamin I. Wainwright, Jr. Nov 9, 2001
PHILLIPS POINT COVE L.L.C. DATE
BENJAMIN I. WAINWRIGHT, JR. (PRESIDENT)

I, Jo Ella Lawrence, a Notary Public in and for the City of Poquoson 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 9 day of November 20 01

Jo Ella Lawrence Notary Public

My commission expires May 31, 2002

To the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions in the City of Poquoson, 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 Phillips Point Cove, L.L.C., a Virginia Limited Liability Company and was acquired from:
Parcel A- Benjamin I. Wainwright, Jr. and Amy Ruth Wainwright by deed dated March 31, 2000 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument 000003028, on page 0148.

Parcels B and C- William Pelham Phillips and Nancy Phillips by deed dated March 31, 2000 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument 000003027, on page 0146.

I certify that all monuments and iron pipes as shown on this plat will be set by December 31, 2001.



M. Reid Church
M. Reid Church, L.S.

UTILITIES NOTES:

WATER:
PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
PROVIDED BY THE CITY OF POQUOSON.

FLOOD ZONE : AE (EL 8) & (EL 9)
COMMUNITY-PANEL NUMBER : 510183 0007 E
DATE OF F.I.R.M. : AUGUST 3, 1992

STATE OF VIRGINIA
COUNTY OF YORK

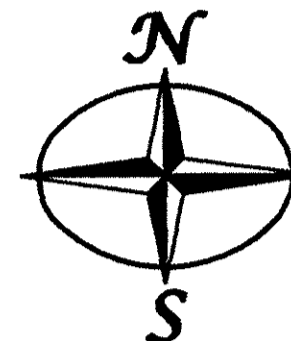
In the Clerk's Office of the Circuit Court for the County of York the 20th day of November 20 01 this map was presented and admitted to record as the law directs in PLAT ~~BOOK~~ on PAGE Instrument # 010019082

TESTE: Lynn S. Jenkins @ 12:56 pm
Clerk
BY: Quade S. Hughes P.C.

SUBDIVISION PLAT OF
OF
PHILLIPS POINT COVE

CITY OF POQUOSON, VIRGINIA

SHEET 1 OF 2
OCTOBER 18, 2001



Simmons Newsome, P.C.

Surveyors Planners
110A Dare Road
Yorktown, Virginia 23692
Phone (757) 898-4914 Fax (757) 898-4914

STATISTICAL DATA

TOTAL SUBDIVIDED AREA.....24.065 AC. ±
AREA WITHIN LOTS.....21.007 AC. ±
AREA WITHIN R/W.....1.741 AC. ±
(HEREBY DEDICATED TO
THE CITY OF POQUOSON)
AREA WITHIN COMMON AREAS.....1.317 AC. ±
MINIMUM FRONT YARD.....35' (60' MIN. FROM CENTER RD)
OR AS INDICATED
MINIMUM REAR YARD.....30'
MINIMUM SIDE YARD.....15'
ZONING.....R1
REFERENCES.....WB 85, PG. 776; DB 65, PG 719

LEGEND

- Pipe/Rod Set
- Concrete Monument Set
- Pipe/Rod Found
- Concrete Monument Found
- RPA Resource Protection Area
- RMA Resource Management Area

IRS=IRON ROD SET
IRF=IRON ROD FOUND
IPF=IRON PIPE FOUND

NOTE: No encroachment into the 100' RPA shall be allowed without Board of Zoning Appeals approval.

APPROVED FOR
THE CITY OF POQUOSON, VIRGINIA

Charles W. B... 11/20/01
CITY MANAGER DATE