

VICINITY MAP
1"=2000'

▲ Primary Geodetic Control Monument No. 028

X = 12,014,544.127

Y = 3,631,542.194

Elev. = 70.67

MINIMUM BUILDING SETBACK

REQUIREMENTS:

FRONT - 50'

SIDE - 20'

REAR - 50'

BASED ON FIRM MAPS FOR YORK CO., THE FLOOD PLAIN LIMITS APPEAR TO BE AT THE HIGH WATER MARK OF QUEENS LAKE COMMUNITY PANEL NO. 51018200308 DATED DEC. 16, 1988

OWNERS CERTIFICATE

The boundary adjustment of land as shown on this plat is with the free consent and in accordance with desires and wishes of the undersigned owners or executors.

David Holland 7/20/01
David Holland, Executor for the Estate of Pearl R. McManus Date

R. Randall Gilliam 7/20/01
R. Randall Gilliam- Owner Lot 1, Revised Section WE, Queens Lake Date

Cynthia L. Gilliam 7/20/01
Cynthia L. Gilliam- Owner Lot 1, Revised Section WE, Queens Lake Date

NOTARY FOR EXECUTOR

State of Virginia
City/County of Williamsburg
I, Cathelyn C. Cruder, a notary public in and for the city/county and state aforesaid do hereby certify that DAVID HOLLAND, Executor for the Estate of Pearl McManus, whose named is signed to the above certificate has acknowledged the same before me in my city/county aforesaid.
Given under my hand and seal this 31st day of July, 2001.

My commission expires 4/30/02
Cathelyn C. Cruder 7/31/01
Notary Public Date

NOTARY FOR OWNERS OF LOT 1, REVISED SECTION WE, QUEENS LAKE

State of Virginia
City/County of Williamsburg
I, Janice M. Thompson, a notary public in and for the city/county of Williamsburg, Virginia, do hereby certify that the named persons whose names are signed to the foregoing writing have acknowledged the same before me in my city/county and state aforesaid.

Given under my hand and seal this 20th day of July, 2001.

My commission expires 2-22-03
Janice M. Thompson 7/20/01
Notary Public Date

UTILITY NOTES:

SEWER -All lots to be served by private septic sewer systems as approved by York County Health Department

WATER -All lots to be served by water system provided by Sydnor Hydronamics.

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.

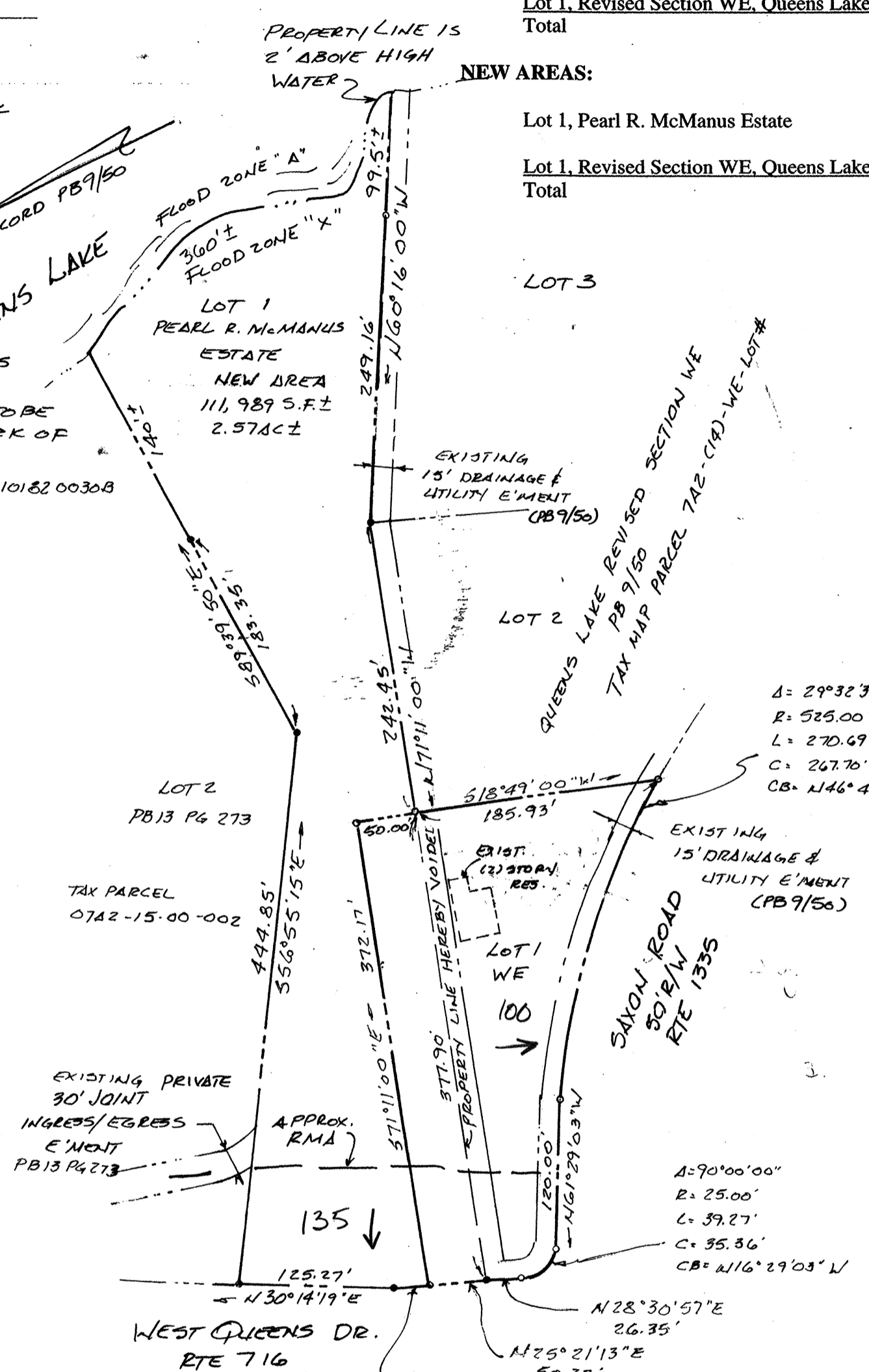
LOT TABULATION

FORMER AREAS:

Lot 1, Pearl R. McManus Estate	130,740s.f. +/-	3.00 ac. +/-
Lot 1, Revised Section WE, Queens Lake	37,330s.f. +/-	0.857 ac.
Total	168,070s.f. +/-	3.857 ac +/-

NEW AREAS:

Lot 1, Pearl R. McManus Estate	111,989s.f. +/-	2.57 ac. +/-
Lot 1, Revised Section WE, Queens Lake	56,081s.f.	1.28 ac.
Total	168,070s.f. +/-	3.857 ac. +/-



TRUSTEES CERTIFICATE
The platting of the lands shown hereon is with the free consent and in accordance with the desires and wishes of the undersigned trustee.
Raymond H. Suttle 7/16/2001
Raymond H. Suttle/Laurence Small
Trustees for 1st Advantage Credit Union
(formerly Fort Eustis Federal Credit Union)
Deed Book 530, Page 308, September 26, 1988.

NOTARY FOR TRUSTEE
State of Virginia
City/County of Newport News
I, Eliza C. Stubblefield, a notary public in and for the city/county of Newport News, Virginia do hereby certify that the named person whose name is signed to the foregoing writing have acknowledged the same before me in my city/county and state aforesaid.
Given under my hand and seal this 10th day of July, 2001.
My Commission expires 2/28/2002
Eliza C. Stubblefield 7/16/2001
Notary Public Date

Boundary Line Adjustment

BETWEEN
**Lot 1, Properties of Pearl R. McManus, and
Lot 1, Revised Section WE, Queens Lake**

Bruton District, York County, Virginia
Scale- 1"=100' December 11, 2000

EVANS SURVEYING, LLC
236B Merrimac Trail, Williamsburg, Virginia 23185
SCALE 1" = 100'

SURVEYORS CERTIFICATE
To the best of my knowledge and belief, all of the requirements set forth in the ordinance for the approving 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 Lot 1, Pearl R. McManus Estate was acquired by Vincent D. and Pearl McManus in Deed Book 97, Page 393, dated March 15, 1955, and Deed Book 99 Page 317, Dated April 27, 1955, from R. C. Benschoten, et al; and Lot 1, Revised Section WE, Queens Lake was acquired by R. Randall and Cynthia L. Gilliam, husband and wife, from David L. and Karen Kleppinger in Deed Book 372, Page 384, dated December 14, 1982, and a Deed of Trust to 1st Advantage Credit Union (formerly Fort Eustis Federal Credit Union) Deed Book 530 Page 308, dated September 26, 1988, as recorded in the Circuit Court of York County, Virginia. I certify that all pins as shown on this plat will be set on or before July 15, 2001.

Lynn D. Evans 6/21/01
Lynn D. Evans, Land Surveyor Date

NOTES:
The property shown hereon is zoned RR (Rural Residential)

The purpose of this boundary line adjustment is to adjust the property line between Lot 1, Pearl R. McManus Estate, and Lot 1, Revised Section WE, Queens Lake

Total Subdivided Area = 3.85 ac. +/-

Tax Map Nos. 07A2-14-WE-001 & 07A2-15-00-001
GPIN Nos. 915a-0797-2745 & 915a-1075-2797
The land proposed to be conveyed or exchanged by deed recorded contemporaneously herewith shall not for any reason be or become a separate or independent lot, tract or parcel but for all purposes shall become and be considered a part of the adjacent lot, tract or parcel already owned by R. Randall and Cynthia L. Gilliam at the time of this conveyance or exchange.

- LEGEND**
- TPX Denotes Tax Parcel Number
 - Denotes Iron Pin Found
 - Denotes Iron Pin Set
 - Denotes property lines hereby voided
 - Denotes traverse line
 - Denotes final property lines
 - RMA Denotes Resource Management Area

APPROVED:
York County Board of Supervisors
By: Al Maddalena
Plat Approving Agent
Date: 12/21/01

State of Virginia
County of York
In the Clerks Office of the Circuit Court for the County of York, the 9th day of January, 2002, this map was admitted to record as the law directs in Plat Book PLAT INSTRUMENT # 020000399
Testee: Lynn S. Jenkins 12:10 pm
Clerk
By: Sinde Hughes O.C.