

VICINITY MAP

SCALE : 1" = 2,000'
 0 1,000 2,000
 GRAPHIC SCALE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: 11/27/01
 KENNETH L. ALLEN - PRESIDENT
 WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNER
 STATE OF VIRGINIA TO WIT:

I, Francis E. Kelly, A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27th DAY OF November, 2001.

Francis E. Kelly
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Nov 30, 2002

BY: Kevin E. Kelly DATE: 11/28/01
 CENTURA BANK CB SERVICE CORP., TRUSTEE
 KEVIN E. KELLY, VICE PRESIDENT
 (INSTRUMENT 000021896 & 000021898 RECORDED DEC. 21, 2000)

NOTARY PUBLIC FOR TRUSTEES
 (CENTURA BANK CB SERVICE CORP.)
 STATE OF VIRGINIA TO WIT:

I, Francis E. Kelly, A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF November, 2001.

NOTARY PUBLIC: Francis E. Kelly
 MY COMMISSION EXPIRES: 11/30/02

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM AMORY'S TRACE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 4, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA BY INSTRUMENT NUMBER 000009842.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 1 JULY 2002.

R. L. Small 7/29/01
 R. L. SMALL, C.L.S. DATE

PRIMARY GEODETIC CONTROL MONUMENTS

087 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 087". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 655 (ALLEN'S MILL ROAD) 22.0' EAST OF THE CENTER LINE OF ROUTE 630, 28.5' SOUTHWEST OF A FIRE HYDRANT (RED & WHITE). COORDINATES-U.S.SURVEY FEET-12077036.351(E), 3594082.637(N)

088 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 088". THE DISK IS LOCATED 15.5' NORTH OF THE CENTER LINE OF ROUTE 655 (ALLEN'S MILL ROAD), 40.5' EAST OF FIRE HYDRANT (RED & WHITE). COORDINATES-U.S.SURVEY FEET-12079343.362(E), 3593961.834(N)

NOTE: GPIN # S07C-0677-2021 (TAX MAP PARCEL # 24-72-00-001)

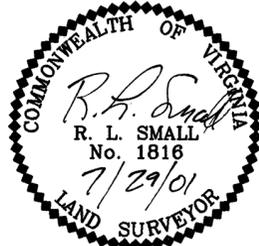
NOTE: THE RESIDENTIAL DESIGN PARAMETERS THAT WERE SET FORTH IN ORDINANCE 095-34(R) ARE TO BE ADHERED TO.

NOTE: 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 OWNERS 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.

NOTE: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

NOTE: VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM-WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

LOT AREA TABLE			
LOT NUMBER	LOT AREA (S.F.)	LOT NUMBER	LOT AREA (S.F.)
110	4898	188	3889
111	4898	189	5143
112	4885	190	6253
113	4847	191	4805
114	3919	192	5148
115	3906	193	6927
116	3920	194	4500
117	3906	195	5349
118	4867	196	3600
119	4555	197	3600
128	5354	198	3600
129	4574	199	3600
130	4815	200	3600
131	5782	201	3726
132	6667	202	4050
133	5084	203	4022
134	3797	204	5873
135	3600	205	6495
136	4206	206	4265
178	3785	207	4120
179	4331	208	3881
180	6986	209	4733
181	5828	210	4733
182	3600	211	3755
183	3600	212	3761
184	3600	213	3765
185	3600	214	3687
186	4500	215	3600
187	5235	216	3600



UTILITY NOTES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

NOTE: THE HOMEOWNERS ASSOCIATION IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM SEWER PIPING AND CHANNELS LOCATED OUTSIDE V.D.O.T. RIGHT-OF-WAY, UNLESS OTHERWISE INDICATED.

NOTE: 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.

NOTE : 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 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 ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

NOTE : THE PROPERTY SHOWN HEREON IS ZONED PD (PLANNED DEVELOPMENT - AFFORDABLE HOUSING INCENTIVE PROVISIONS)

NOTE : THE MINIMUM FRONT YARD REQUIREMENT IS 20' (FEET) MINIMUM PRINCIPAL BUILDING SEPARATION IS 20' (FEET)

SUBDIVISION PLAT OF
WILLOW LAKES
 SECTION THREE - B

NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE : 29 JULY 2001
DAVIS AND ASSOCIATES, P.C.

3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

0 30 60 120
 GRAPHIC SCALE
 SHEET 1 OF 3

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT

DATE: 4/9/02

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 9 DAY OF April 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 00006196 1:22 pm

TESTE: Lynn S. Jenkins
 CLERK

BY: Natalie C. Owens, P.C.

LOT AREA = 6.0061 AC.
 R/W AREA = 1.5716 AC.
 COMMON AREA = 4.1588 AC.
 TOTAL SUBDIVIDED AREA = 11.7365 AC.