

VICINITY MAP 1" = 2000'

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET

NOTES:

1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
2. YC-045
E12,046,306.831
N3,609,698.212
3. FLOOD NOTE: THE PROPERTY IS LOCATED IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182-0035B, DATED DECEMBER 16, 1988.
4. PROPERTY IS ZONED R13, (SINGLE FAMILY RESIDENTIAL)
5. R13 ZONED PROPERTY MINIMUM REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM SIDE YARD SETBACK = 12.5'
MINIMUM REAR YARD SETBACK = 25'
7. WETLANDS WERE SURVEYED IN FIELD FROM FLAGGED LIMITS PROVIDED BY THE ARMY CORP OF ENGINEERS.
8. ALL COMMON AREAS ARE TO BE CONVEYED TO THE CHEYENNE HILLS HOMEOWNERS ASSOCIATION.
9. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
10. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

SUBDIVISION PLAT
CHEYENNE HILLS
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE: 1" = 50' MARCH 21, 2001
SHEET 1 OF 2

0 25 50 100 150 200 FEET
GRAPHIC SCALE

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
U.S. ROUTE 17
P.O. BOX 450
WHITE MARSH, VIRGINIA 23183

OWNER'S CONSENT

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

WM. P. DUGUAY, INC., A VIRGINIA CORPORATION

BY: William P. Duguay, Pres. DATE: 02-26-02
WILLIAM P. DUGUAY, PRESIDENT

STATE OF VIRGINIA, COUNTY/CITY of Newport News, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 26 DAY OF February, 2002.

Angela Mataraga
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-04

RESOURCE BANK, BENEFICIARY
INSTR.# 010009629, P.233; JUNE 28, 2001

BY: Joseph H. Latchum, Jr. & Vernon H. Page DATE: 2-26-02
JOSEPH H. LATCHUM, JR, TRUSTEE
OR VERNON H. PAGE, TRUSTEE

STATE OF VIRGINIA, COUNTY/CITY of Newport News, TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 26 DAY OF February, 2002.

Angela Mataraga
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-04

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.

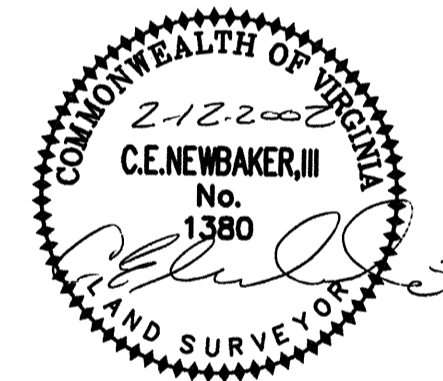
SURVEYOR'S CERTIFICATE

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 WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF WM. P. DUGUAY, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM QUEEN STREET-SUNSHINE, INC., A VIRGINIA CORPORATION BY DEED DATED APRIL 19, 2001, AND RECORDED AS INSTRUMENT NUMBER 010006952 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2002.

SIGNED: C.E. Newbaker, III DATE: 2-12-2002
C.E. NEWBAKER, III L.S.# 1380



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.

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 COUNTY'S 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 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.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	332.82'	15°44'01"	91.39'	45.99'	91.11'	N85°44'47"E
2	357.82'	15°44'01"	98.26'	49.44'	97.95'	N85°44'47"E
3	25.00'	49°30'27"	21.60'	11.53'	20.94'	N68°51'34"E
4	52.00'	279°00'53"	253.23'	-	-	-
5	25.00'	49°30'27"	21.60'	11.53'	20.94'	N61°38'00"W
6	307.82'	15°44'01"	84.53'	42.53'	84.26'	S85°44'47"W

AREA OF LOTS = 154,459 SQ.FT. OR 3.546 ACRES
AREA OF COMMON AREA = 41,022 SQ.FT. OR 0.941 ACRE
AREA OF RIGHT-OF-WAY = 22,161 SQ.FT. OR 0.509 ACRE
TOTAL SUBDIVIDED AREA = 217,642 SQ.FT. OR 4.996 ACRES.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena
PLAT APPROVING AGENT

DATE: 4/16/02

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 25 DAY OF April, 2002, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS INSTRUMENT NUMBER 02-0007488

TESTE: Lynn S. Jenkins
CLERK

BY: White
DEPUTY CLERK

PROPERTY IS ASSESSOR'S NUMBER 17-00-00-015.
GPIN NUMBER M11D-3253-0286