

VICINITY MAP
SCALE: 1" = 2000'

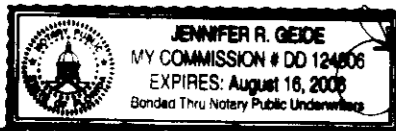
The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

J.A.B., INC., A VIRGINIA CORP.

J. Allen Barbree, Jr.
J. ALLEN BARBEE, JR., PRESIDENT DATE 3/29/04

NOTARY FOR J. ALLEN BARBEE, JR.

I, *Jennifer R. Geide*, a Notary Public in and for the County of York 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 29 day of March 2004



My commission expires

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 in this resubdivision is in the name of J.A.B., INC. A VIRGINIA CORPORATION and was acquired from EVELYN LYNETTE HINES PITCHFORD, CATHY JONE HINES FOLTS AND DEBRA SUE HINES WINTER by deed dated JULY 21, 2003 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument #030023827 .

I certify that all iron rods as shown on this plat will be set on or before MAY 30, 2004



M. Reid Church
M. REID CHURCH, L.S.

UTILITIES NOTES:
WATER:

EACH LOT WITHIN THIS RESUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:

PUBLIC SEWER PROVIDED BY YORK COUNTY IS AVAILABLE TO EACH LOT WITHIN THIS RESUBDIVISION.

STATISTICAL DATA

TOTAL SUBDIVDED AREA.....50,017 SF ± (1.148 ACRES ±) FORMER AREA LOT 8.....15,311 SF ±
 AREA WITHIN LOTS.....50,017 SF ± (1.148 ACRES ±) NEW AREA LOT 8.....16,245 SF ±
 FORMER AREA LOT 9.....17,392 SF ±
 NEW AREA LOT 9.....16,243 SF ±
 FORMER AREA LOT 10.....17,314 SF ±
 NEW AREA LOT 10.....17,529 SF ±

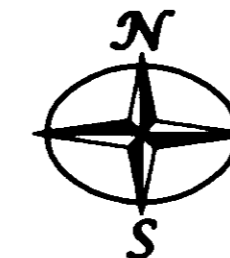
MINIMUM FRONT YARD.....50'
 MINIMUM REAR YARD.....50'
 MINIMUM SIDE YARD.....10' (NON-CONFORMING)

ZONING.....RR (RURAL RESIDENTIAL)

REFERENCES.....TAX #20A-01-00-008, 20A-01-00-009, 20A-01-00-010
 GPIN #U11C-1152-0618, U11C-1198-0620 & U11C-1243-0622

RESUBDIVISION
OF
**DANDY VIEW
LOTS 8, 9 & 10**
NELSON DISTRICT - YORK COUNTY, VIRGINIA

FEBRUARY 28, 2004
SHEET 1 OF 2
REVISED: 3/23/04



Simmons Newsome, P.C.
 Surveyors Planners
 110A Dare Road
 Yorktown, Virginia 23692
 Phone (757) 898-4914 Fax (757) 898-4914

LEGEND

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

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS		
STATION	EASTING	NORTHING
075	12084317.874	3607364.875
076	12086204.236	3610274.144
077	12087601.967	3610228.211

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE ABOVE YORK COUNTY GEODETIC MONUMENTS WERE NOT USED TO DETERMINE BOUNDARY CORNER LOCATIONS.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
Plat Approving Agent

DATE: 5-26-04

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 28th day of May, 2004 this 9:12 AM map was presented and admitted to record as the law directs in Instrument # 04001125

TESTE: *Lynn S. Jenkins*
Clerk
BY: *Anchale M. Chinnamick, DC*

OLD POINT NATIONAL BANK OF PHOEBUS

Cary B. Epes
CARY B. EPES, SOLE ACTING TRUSTEE
INSTRUMENT No. 030023829
DATED JULY 31, 2003

NOTARY FOR CARY B. EPES

I, *Karen D. Kalk*, a Notary Public in and for the CITY OF HAMPTON 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 24th day of MARCH 2004

Karen D. Kalk Notary Public

My commission expires 11-30-2006

PER LETTER FROM RICKMOND ENGINEERING, INC. DATED MARCH 4, 2004, NO WETLANDS EXIST ON THE SUBJECT PROPERTIES.

THE LAND PROPOSED TO TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE 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 J.A.B., INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

FLOOD ZONE : AE (EL8), AE (EL9) & VE (EL10)
COMMUNITY-PANEL NUMBER : 510182 0016 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

This property is subject to easements, servitudes and covenants of record and this plat was made without benefit of a title search. No wetlands or environmental studies have been performed by Simmons Newsome, P.C..