

VICINITY MAP SCALE: 1"=8000'

OWNER'S CONSENT & DEDICATION:
 THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS AND/OR TRUSTEES, IF ANY.

Michael B. Player 6-3-04
 MICHAEL B. PLAYER DATE
Cydne J. Player 6-3-04
 CYDNEY J. PLAYER DATE

TRUSTEE DATE

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 I, Lonnie K. Green, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE WRITING HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF June 2004

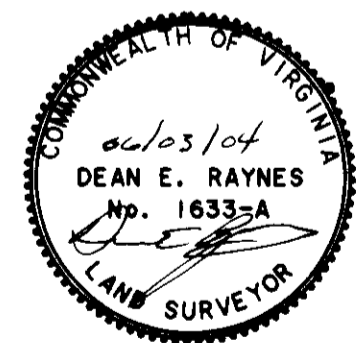
SIGNED: Lonnie K. Green

MY COMMISSION EXPIRES: 30 Nov 2005

SURVEYOR'S CERTIFICATE:
 TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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"/80,000'.
 THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF MICHAEL B. & CYDNEY J. PLAYER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM KENNETH AND WILLIAM COURT BY DEED DATED 6/4/86 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 418, PAGE 253.

I CERTIFY THAT MONUMENTS TO BE SET AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2004.

Dean E. Raynes 6/3/04
 DEAN E. RAYNES CLS#1633 DATE



UTILITY NOTES:
 1. THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWERAGE DISPOSAL SYSTEM, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF THE PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.
 2. EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY A WELL TO BE APPROVED BY THE HEALTH DEPARTMENT.

David S. Filler 6-4-04
 SANITARIAN DATE

TAX PARCEL 02-13-00-003
 JON A. & DIANE T. JOYCE
 BLUMBERG
 LOT 3
 PB.11, PC.323

TAX PARCEL 02-00-00-003
 GARNETT JONES ESTATE
 DB.100, PC.368

TAX PARCEL 02-00-00-003F
 DIXIE LEE GRIP
 DB.801, PC.368
 DOC. ALR030019210

TAX PARCEL 02-00-00-003
 VERNON JEROME LAMMSON
 DB.908, PGS. 272-273

TAX PARCEL 02-00-00-003C
 VIRGINIA LEE JONES TABB
 DB.581, PC.765

TAX PARCEL 02-00-00-003B
 MID STATE HOMES INC.
 DB.833, PC.514

TAX PARCEL 02-13-00-002
 SAMMY E. BERRY JR.
 LOT 2
 PB.11, PC.323

LOT 1-B
 3.90 ACRES
 189,884 s.f.

LOT 1-A
 4.00 ACRES
 174,191.2 s.f.

T.P.02-07-00-006
 EDGAR ALDON HOOPER
 LOT 5 FENTON MILL ACRES
 PB.9, PC.601

EXISTING YORK COUNTY 80' DRAINAGE & UTILITY EASEMENT (PB. 9, PC.601)

T.P.02-07-00-006
 CHRISTOPHER T. JOHNSON
 LOT 5 FENTON MILL ACRES
 PB.9, PC.601

CERTIFICATE OF APPROVAL:
 APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT

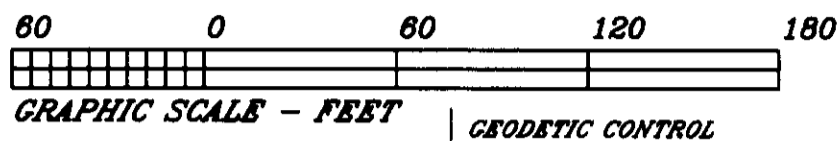
DATE: 7/15/04

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 15th DAY OF July 2004 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 040014923

TESTE: *Lynns Jenkins* CLERK
 BY: *Amelia M. Chavonnes*

LEGEND AND NOTES:
 PROPERTY CORNER ———
 BOUNDARY LINE ———
 EASEMENT (INGRESS & EGRESS) ———
 BUILDING SETBACK LINE (MSBL) ———
 YORK COUNTY DRAINAGE & UTILITY EASEMENT ———
 TOTAL SUBDIVIDED AREA= 7.90 ACRES
 NUMBER OF LOTS 2
 THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE PER F.I.R.M. 610162-0085B PROPERTY IS IN ZONE "X", MAP DATED DEC. 16, 1988
 PROPERTY IS TAX PARCEL 02-13-00-001
 CPIN BR1D-4183-1780
 IRF IS IRON ROD FOUND
 IPF IS IRON PIPE FOUND
 CMT IS CONCRETE MONUMENT FOUND
 IRS IS IRON ROD SET
 MINIMUM FRONT YARD= 50'
 MINIMUM SIDE YARD= 20'
 MINIMUM REAR YARD= 50'
 PROPERTY IS ZONED RR (RURAL RESIDENTIAL)

SUBDIVISION OF LOT 1
 BEING THE PROPERTY OF
MICHAEL B. & CYDNEY J. PLAYER
 LOCATED IN YORK COUNTY, VIRGINIA
 SCALE: 1"= 60'
 J.N. 248.7
 Revised: 06/03/04, 07-12-04
HIS LAND SURVEYING, INC.
 P.O. BOX 100
 PROVIDENCE FORGE VIRGINIA 23140
 (804) 966-7017



GEODETIC CONTROL MONUMENT 001
 X=11991393.764
 Y=3684518.551

GRAVEL DRIVE ENCROACHES

FENTON MILL RD.
 VARIABLE R/W
 STATE ROUTE 602

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH BEARING
C-1	1115.92'	203.35'	402.28'	20°39'18"	5°08'04"	400.11'	S 27°28'02"E
C-2	1115.92'	176.40'	349.91'	17°57'57"	5°08'04"	348.48'	S 26°07'22"E
C-3	1115.92'	26.19'	52.37'	2°41'20"	5°08'04"	52.37'	S 36°27'01"E

GEODETIC CONTROL MONUMENT 002
 X=11994816.121
 Y=3680475.887