

VICINITY SKETCH: 1" = 2000'

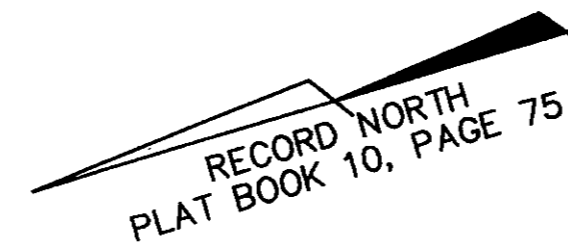
YORK COUNTY SURVEY REFERENCE MARKS:
 STATION NO. 042: ELEVATION 77.48' (NGVD 29)
 NORTHING = 3613951.988 (U.S. SURVEY FEET)
 EASTING = 12051247.375 (U.S. SURVEY FEET)
 STATION NO. 044: ELEVATION 73.10' (NGVD 29)
 NORTHING = 3613559.739 (U.S. SURVEY FEET)
 EASTING = 12049008.377 (U.S. SURVEY FEET)

TOTAL SUBDIVDED AREA: 1.15516 ACRES (50,319 SQ. FT.)

SUBDIVISION OF THE PROPERTY OF
RALPH G. MARSHALL & BEULAH MARSHALL
 NELSON DISTRICT
 COUNTY OF YORK, VIRGINIA

SCALE 1" = 50' DATE: AUGUST 1, 2005

WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23602
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757)898-2862



NOTES:

- THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 510182 0035 B. INDEX DATED 12-16-1988.
- THE PROPERTY WITHIN THIS SUBDIVISION IS TAX PARCEL 17-06-00-002, GPIN N11C-0143-2199.
- THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
- THE MINIMUM BUILDING SETBACKS: FRONT: 30'
SIDE: 12.5'
BACK: 25'
- EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
- EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- TOTAL SUBDIVDED AREA: 50,319 SQ. FT. (1.15516 SQ. FT.)
- REFERENCES: P.B. 10, PG. 75
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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: (1) 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 EASEMENT AND (2) 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.
- SIGHT EASEMENTS AT THE 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 SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

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

Ralph G. Marshall 11/10/06
 RALPH G. MARSHALL DATE
Beulah Marshall 5-12-06
 BEULAH MARSHALL DATE

STATE OF VIRGINIA TO WIT:
 I, Anna Hoffe, 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 09th DAY OF May, 2006
Anna Hoffe
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: January 26, 2009

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":10,000'.

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS IN THE NAMES OF RALPH G. MARSHALL AND BEULAH MARSHALL, HUSBAND AND WIFE AND WAS ACQUIRED FROM GRANT W. FOX AND DOROTHY M. FOX, HUSBAND AND WIFE, BY DEED DATED JANUARY 10, 1985 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA ON JANUARY 10, 1985 IN DEED BOOK 410, PAGE 8.

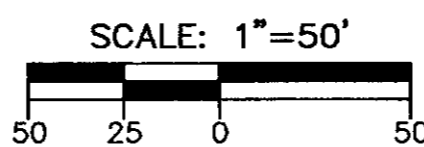
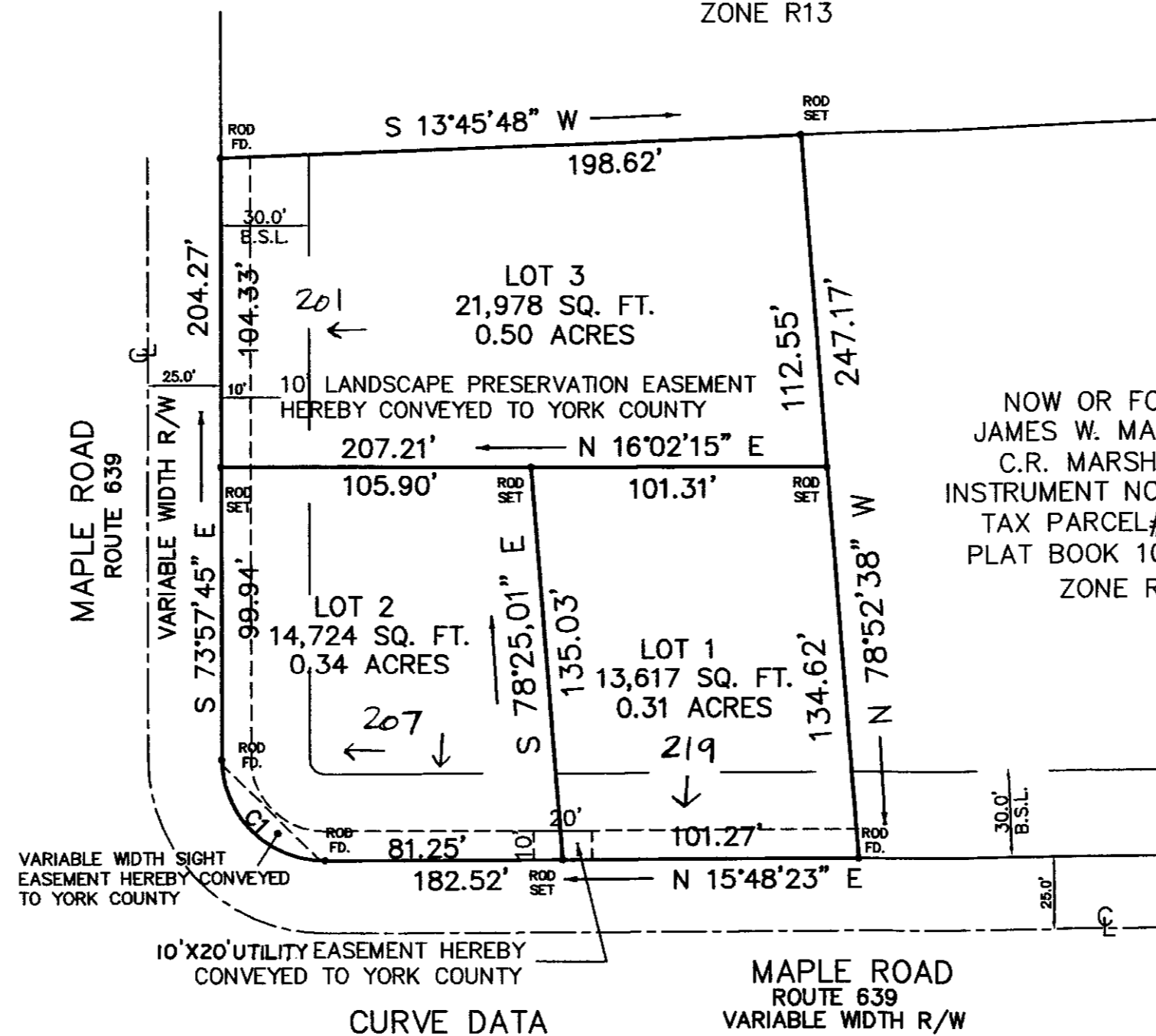
I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 30, 2008.

Johnny S. Walters III 5-11-06
 JOHN S. WALTERS III DATE



NOW OR FORMERLY
 1830 MBR LLC & 208 BR LLC
 INSTRUMENT NO. 040022795
 TAX PARCEL# 17-00-00-100
 ZONE R13

NOW OR FORMERLY
 JAMES W. MARSHALL &
 C.R. MARSHALL, JR.
 INSTRUMENT NO. 040021929
 TAX PARCEL# 17-06-00-001
 PLAT BOOK 10, PAGE 75
 ZONE R13



LEGEND
 ——— INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
 ■ INDICATES CONCRETE MONUMENT FOUND.
 - - - B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 11/9/07

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10th DAY OF Nov, 2007
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT NO. 010021000

TESTE: Lynn S. Mendibur 12:32 pm
 CLERK
 BY: Rachel Pridem

DATE: 8-1-05 JOB # 250490 CLIENT: RENKIN
 SCALE: 1" = 50' F.B. 293 Pg. 76 DRAWN BY: S.J.M.