



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:

HAMPTON ROADS DEVELOPMENT, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BY: VIRGINIA ENTERPRISES, INC.
A VIRGINIA CORPORATION, ITS MANAGER
GEORGE E. FISCELLA, PRESIDENT

2-6-07
DATE

NONE

TRUSTEE _____ DATE _____

I, JoAnn B. Armstrong a Notary Public in and for the City of Newport News 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 jurisdiction aforesaid.
Given under my hand this 6th day of February 20 07

JoAnn B. Armstrong Notary Public

My commission expires March 31, 2007

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 subdivision is in the name of:

Tax #17-00-00-98 And Tax #17-00-00-97 are in the name of Hampton Roads Development, LLC, a Virginia limited liability company, and were acquired from Carl F. Prince, also sometimes known as Carl Freeman Prince, by deed dated March 17, 2006, and duly recorded in the Clerk's Office of the Circuit Court of the County of York-Poquoson, Virginia on June 2, 2006 as Instrument No. 060012958.

Tax #17-00-00-99 and Tax #17-00-00-100 are in the name of Hampton Roads Development, LLC, a Virginia limited liability company, and were acquired from 1830 MBR, LLC, Virginia limited liability company and 208 BR, LLC, Virginia limited liability company, by deed dated June 8, 2006, and duly recorded in the Clerk's Office of the Circuit Court of the County of York-Poquoson, Virginia on June 22, 2006 as Instrument No. 060014745.

I certify that all concrete monuments and iron rods as shown on this plat will be set on or before October 31, 2008.

STATISTICAL DATA

TOTAL SUBDIVIDED AREA.....250,608 SF (5.753± ACRES)
AREA WITHIN LOTS.....189,235 SF (4.344± ACRES)
AREA WITHIN R/W.....41,615 SF (0.955± ACRE)
AREA WITHIN COMMON AREAS.....19,758 SF (0.454± ACRE)
MINIMUM FRONT YARD.....30'
MINIMUM REAR YARD.....25'
MINIMUM SIDE YARD.....12.5'
ZONING.....R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

TAX PARCEL #.....17-00-00-097; 17-00-00-098;
17-00-00-099; 17-00-00-100
GPIN NUMBERS.....N11C-0561-1740
N11C-0432-1823
N11C-0583-2088
N11C-0369-2159

THE VIRGINIA DEPARTMENT OF TRANSPORTATION & YORK COUNTY 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.

THE COMMON AREA IS TO BE CONVEYED TO THE SUMMER'S CROSSING HOMEOWNERS ASSOCIATION.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA. ("THE LANDWARD EDGE OF THE RMA BUFFER EXTENDS ONTO THE NORTHERN EDGE OF THE SUMMER'S CROSSING SITE AND PARALLELS MAPLE ROAD." PER LETTER FROM RICHMOND+BURY DATED JUNE 16, 2005)

SUBDIVISION PLAT
OF
SUMMER'S CROSSING

NELSON DISTRICT - YORK COUNTY, VIRGINIA

OCTOBER 23, 2006
SHEET 1 OF 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	42.43'	25.00'	97°14'51"	28.38'	37.52'	N24°20'09"W
C2	40.72'	25.00'	93°19'41"	26.50'	36.37'	S60°22'35"W
C3	97.96'	375.00'	14°58'01"	49.26'	97.68'	S06°13'44"W
C4	21.03'	25.00'	48°11'23"	11.18'	20.41'	S25°20'58"E
C5	241.19'	50.00'	276°22'46"	44.72'	66.67'	N88°44'44"E
C6	21.03'	25.00'	48°11'23"	11.18'	20.41'	N22°50'25"E
C7	111.02'	425.00'	14°58'01"	55.83'	110.70'	S06°13'44"W
C8	37.82'	25.00'	86°40'19"	23.59'	34.31'	N29°37'25"W
C9	28.39'	50.00'	32°31'45"	14.59'	28.01'	N33°10'46"W
C10	55.67'	50.00'	63°47'36"	31.12'	52.84'	N14°58'54"E
C11	51.24'	50.00'	58°42'56"	28.12'	49.03'	N76°14'11"E
C12	58.03'	50.00'	66°29'45"	32.78'	54.83'	S41°09'29"E
C13	47.86'	50.00'	54°50'43"	25.94'	46.06'	S19°30'45"W
C14	12.64'	425.00'	1°42'16"	6.32'	12.64'	S00°24'08"E
C15	83.79'	425.00'	11°17'47"	42.03'	83.66'	S06°05'54"W
C16	14.58'	425.00'	1°57'57"	7.29'	14.58'	S12°43'46"W
C17	32.36'	375.00'	4°56'41"	16.19'	32.35'	S01°13'05"W
C18	65.59'	375.00'	10°01'19"	32.88'	65.51'	S08°42'05"W
C19	104.49'	400.00'	14°58'01"	52.54'	104.19'	S06°13'44"W



Simmons Newsome, P.C.

Surveyors - Planners
110A Dare Road
Yorktown, Virginia 23692
Phone (757) 898-4914 Fax (757) 898-7184

LEGEND

- Iron Pipe/Rod Set (IPS) (IRS)
- Concrete Monument Set
- Iron Pipe/Rod Found (IPF) (IRF)
- Concrete Monument Found

RMA Resource Management Area

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS		
STATION	EASTING	NORTHING
042	12051247.375	3613951.988

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE ABOVE MONUMENTS HAVE NOT BEEN USED TO ESTABLISH HORIZONTAL CONTROL FOR THIS PROJECT.

NOTES:

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 right of ingress/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 (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.

FLOOD ZONE : X
COMMUNITY-PANEL NUMBER : 510182 0035 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

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 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.

APPROVED:
W. Reid Church 3-07-07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

ALL DRAINAGE AND/OR UTILITY EASEMENTS HEREBY CONVEYED TO YORK COUNTY.
ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
This boundary survey and plat are based on a field survey conducted in August, 2004.
This property is subject to easements, servitudes and covenants of record and this plat was made without benefit of a title search.

Simmons Newsome, P.C. has made no investigations of wetlands, architectural or environmental factors that may affect these properties and Simmons Newsome, P.C. scope of services is limited to survey matters.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
Plat Approving Agent

DATE: 10/3/08

STATE OF VIRGINIA
COUNTY OF YORK

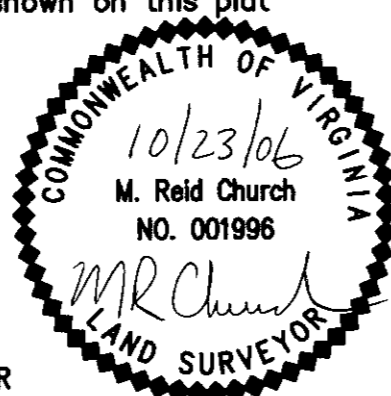
In the Clerk's Office of the Circuit Court for the County of York-Poquoson the 14th day of October, 2008 this map was presented and admitted to record as the law directs in Instrument # 080023588

TESTE: Lynn S. Mendibur 1:39 pm
BY: Joanna Brogden, P.C.
Clerk

UTILITIES NOTES:

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

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.



2008 OCT 14 PM 1:39