

**VICINITY MAP**

SCALE : 1" = 2,000'  
 0 1,000 2,000  
 GRAPHIC SCALE

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

DATE: 10/17/02  
 KENNETH L. ALLEN - PRESIDENT  
 WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNER  
 STATE OF VIRGINIA TO WIT:  
 I, Joan W. Smith, A NOTARY PUBLIC IN AND FOR THE City OF Newport News 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 17th DAY OF October, 2002.  
Joan W. Smith  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 6/30/06

BY: Kevin E. Kelly DATE: 10/2/02  
 CENTURA BANK CB SERVICE CORP., TRUSTEE  
 KEVIN E. KELLY, VICE PRESIDENT  
 (INSTRUMENT 000021896 & 000021898 DATED: DEC. 21, 2000)

NOTARY PUBLIC FOR TRUSTEES  
 (CENTURA BANK CB SERVICE CORP.)  
 STATE OF VIRGINIA TO WIT:  
 I, Mary R. Gay, A NOTARY PUBLIC IN AND FOR THE City OF Newport News 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 17th DAY OF October, 2002.  
 NOTARY PUBLIC: Mary R. Gay  
 MY COMMISSION EXPIRES: 12/31/04

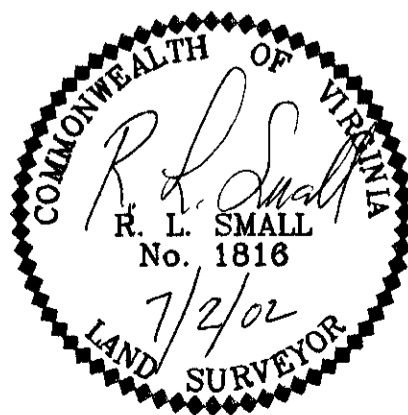
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: WILLOW LAKES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM AMORY'S TRACE ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 4, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1100, PAGE 161.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 7/2/02  
R. L. Small  
 R. L. SMALL, C.L.S. DATE

PRIMARY GEODETIC CONTROL MONUMENTS

- (087) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 3" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 087". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTES 630 (WOLFTRAP ROAD) AND 655 (ALLEN'S MILL ROAD) 22.0' EAST OF THE CENTER LINE OF ROUTE 630, 28.5' SOUTHWEST OF A FIRE HYDRANT (RED & WHITE). COORDINATES-U.S.SURVEY FEET-12077036.351(E), 3594082.637(N)
  - (088) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE STAMPED "STATION NO. 088". THE DISK IS LOCATED 15.5' NORTH OF THE CENTER LINE OF ROUTE 655 (ALLEN'S MILL ROAD), 40.5' EAST OF FIRE HYDRANT (RED & WHITE). COORDINATES-U.S.SURVEY FEET-12079343.362(E), 3593961.834(N)
- NOTE: GPIN # S07C-0004-1857 (TAX MAP PARCEL # 24-72-00-001)
- NOTE: THE RESIDENTIAL DESIGN PARAMETERS THAT WERE SET FORTH IN ORDINANCE 095-34(R) ARE TO BE ADHERED TO.
- NOTE: 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 AND EGRESS OVER THE OWNERS 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.
- NOTE: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE. VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM-WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

LOT AREA TABLE			
LOT NUMBER	LOT AREA (S.F.)	LOT NUMBER	LOT AREA (S.F.)
120	6545	229	4729
121	3600	230	3499
122	3600	231	3549
123	3600	232	5795
124	3600	233	4680
125	3600	234	5129
126	3600	235	4007
127	4500	236	3548
128	4500	237	4510
129	4555	238	6023
130	3593	239	3569
131	3579	240	3569
132	3576	241	3569
133	3581	242	3569
134	4500	243	4500
135	3591	244	4500
136	3749	245	3569
137	5229	246	3569
138	5007	247	3569
139	7351	248	5420



UTILITY NOTES:  
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

- NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- NOTE: THE HOMEOWNERS ASSOCIATION IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORM SEWER PIPING AND CHANNELS LOCATED OUTSIDE V.D.O.T. RIGHT-OF-WAY, UNLESS OTHERWISE INDICATED.
- NOTE: 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.
- NOTE : 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- NOTE : THE PROPERTY SHOWN HEREON IS ZONED PD (PLANNED DEVELOPMENT - AFFORDABLE HOUSING INCENTIVE PROVISIONS)
- NOTE : THE MINIMUM FRONT YARD REQUIREMENT IS 20' (FEET) MINIMUM PRINCIPAL BUILDING SEPARATION IS 20' (FEET)

SUBDIVISION PLAT OF  
**WILLOW LAKES**  
 SECTION THREE - C

NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 60' DATE : 2 JULY 2002  
**DAVIS AND ASSOCIATES, P.C.**  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE "G"  
 YORKTOWN, VIRGINIA 23693

0 30 60 120  
 GRAPHIC SCALE  
 SHEET 1 OF 2

- SYMBOLS -
- 20' --- DENOTES MINIMUM BUILDING SETBACK LINE
  - o --- DENOTES IRON PIPE FOUND
  - o --- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
  - o --- DENOTES CONCRETE MONUMENT FOUND
  - o --- DENOTES CONCRETE MONUMENT TO BE SET

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 1-14-2003

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 14th DAY OF January 2003, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS 11:16 am THE LAW DIRECTS AS INSTRUMENT NO. 030001127

TESTE: Lynn S. Jenkins, Clerk  
 CLERK

BY: Melaney Thomas

LOT AREA = 3.9105 AC.  
 R/W AREA = 1.0076 AC.  
 COMMON AREA = 1.2898 AC.  
 TOTAL SUBDIVIDED AREA = 6.2079 AC.