

VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES.

LIGHTFOOT CROSSING ASSOCIATES, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

BY: DRA ASSOCIATES, LC

JOSEPH S. MASTALER, JR., MEMBER OF
DRA ASSOCIATES, LC.

EUGENE M. JORDAN II OR CARY B. EPES (TRUSTEES)
OLD POINT NATIONAL BANK OF PHOEBUS

FOR: JOSEPH S. MASTALER, JR., MEMBER OF DRA ASSOCIATES, LC.
NOTARY: STATE OF VIRGINIA

Jennifer Lighty, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 24 DAY OF December, 2002.

MY COMMISSION EXPIRES 1/31, 2003.

NOTARY PUBLIC

SIGNATURE

FOR: EUGENE M. JORDAN II OR CARY B. EPES (TRUSTEES)
NOTARY: STATE OF VIRGINIA

Jennifer Lighty, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 24 DAY OF December, 2002.

MY COMMISSION EXPIRES April 30, 2003.

NOTARY PUBLIC

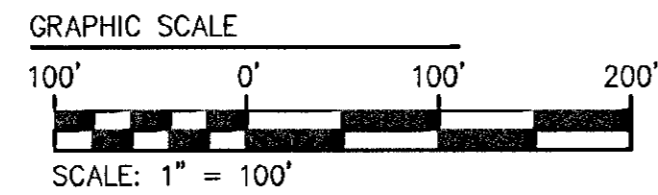
SIGNATURE

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 SHOWN AS FORMER LOT 1 IS IN THE NAME OF LIGHTFOOT CROSSING ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM MICHAEL C. BROWN, LTD (INSTRUMENT NO. 010012342, DATED JULY 19, 2001) AND THE LAND SHOWN AS FORMER LOT 2 IS IN THE NAME OF LIGHTFOOT CROSSING ASSOCIATES, L.L.C. AND WAS ACQUIRED FROM ELGIN C. MORRIS, III. (INSTRUMENT NO. 020014817, DATED JULY 19, 2002). A DEED OF TRUST FOR LOT 1 DATED AUGUST 1, 2001 RECORDED AS INSTRUMENT NO. 010012343 AND RECORDED AS INSTRUMENT NO. 010016807 ON OCTOBER 16, 2001 IS HELD BY EUGENE M. JORDAN II AND/OR CARY B. EPES (EITHER OF WHOM MAY ACT). A DEED OF TRUST FOR LOT 1 AND LOT 2 DATED JULY 19, 2002 RECORDED AS INSTRUMENT NO. 020014818 IS ALSO HELD BY EUGENE M. JORDAN II AND/OR CARY B. EPES (EITHER OF WHOM MAY ACT). ALL OF THE ABOVE RECORDS ARE DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT SHALL BE SET ON OR BEFORE DECEMBER 26, 2002.

G.T. WILSON, JR., C.L.S.

DATE



CURVE DATA

(1) (TOTAL CURVE)	(2)
D=1513.49'	D=0212.01'
R=984.93'	R=984.93'
L=261.81'	L=37.82'
T=131.68'	T=18.91'
C=261.04'	C=37.82'
CB=N51°26'50"E	CB=N57°57'44"E

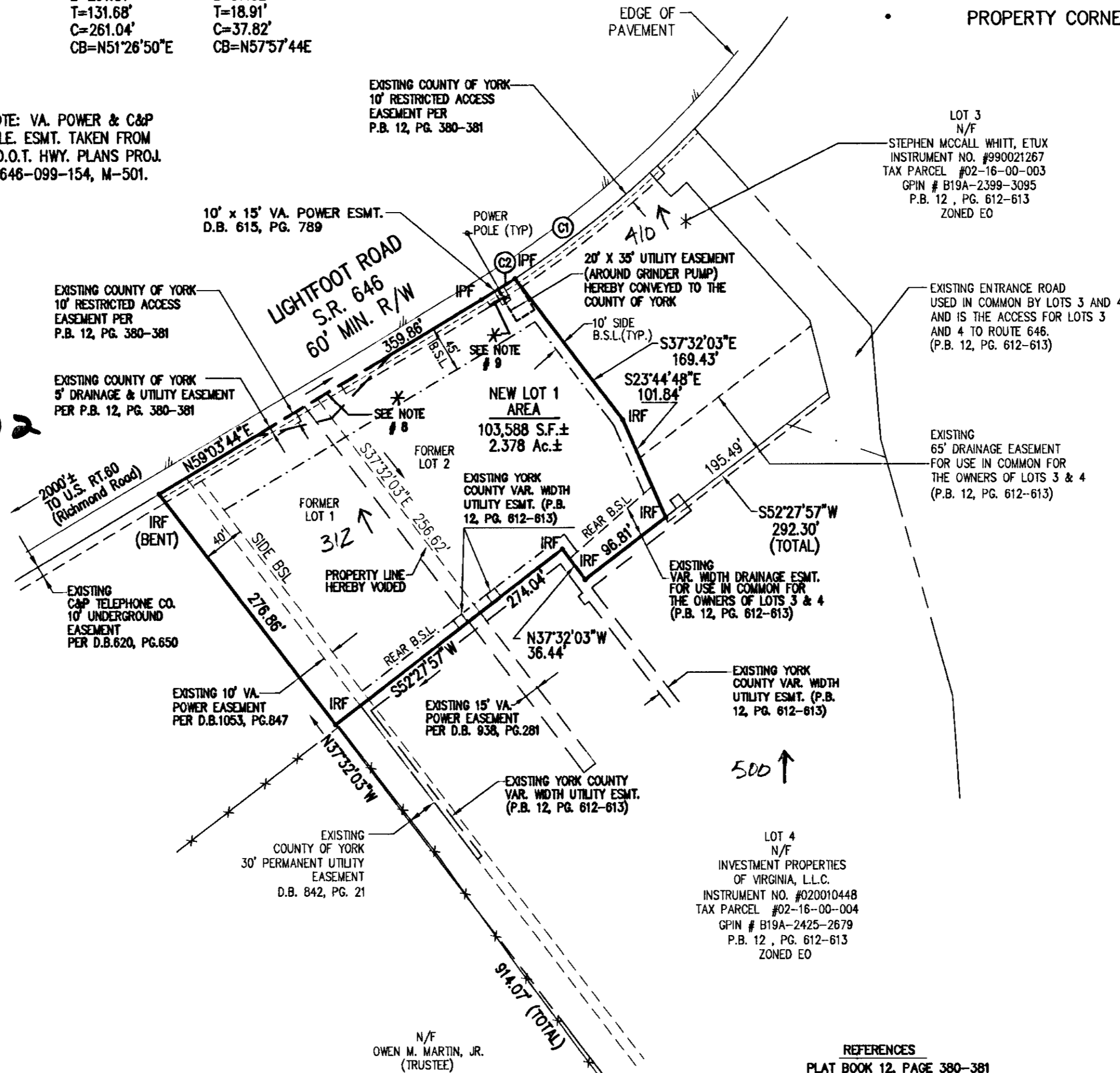
NOTE: VA. POWER & C&P TELE. ESMT. TAKEN FROM V.D.O.T. HWY. PLANS PROJ. #0648-099-154, M-501.

WATER:
NEW LOT 1 IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK.

SEWER:
NEW LOT 1 SHALL BE SERVED BY AN INDIVIDUAL GRINDER PUMP/FORCE MAIN SYSTEM WHICH SHALL DISCHARGE INTO THE ADJACENT YORK COUNTY FORCE MAIN LOCATED ALONG LIGHTFOOT ROAD. THE GRINDER PUMP SYSTEM SHALL REQUIRE STATE HEALTH DEPARTMENT APPROVAL.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE (B.S.L. TYP.)
- - - EXISTING YORK COUNTY UTILITY EASEMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- PROPERTY CORNER



N/F OWEN M. MARTIN, JR. (TRUSTEE)
INSTRUMENT NO. #020001959
TAX PARCEL #02-00-00-022
GPN # B19C-2064-2445
ZONED EO



REFERENCES

- PLAT BOOK 12, PAGE 380-381
- PLAT BOOK 12, PAGE 436
- PLAT BOOK 12, PAGE 483
- PLAT AT DEED BOOK 866, PAGE 583
- PLAT AT DEED BOOK 64, PAGE 1
- DEED BOOK 33, PAGE 94
- WILL BOOK 33, PAGE 662
- PLAT BOOK 4, PAGE 155
- PLAT BOOK 12, PAGE 612-613

AREA TABULATION

FORMER LOT 1	48,681 S.F. ±	1.072 Ac. ±
FORMER LOT 2	56,907 S.F. ±	1.306 Ac. ±
NEW LOT 1 AREA	103,588 S.F. ±	2.378 Ac. ±

RESUBDIVISION OF LOT 1 AND LOT 2 OF THE RESUBDIVISION OF LOTS 1, 2, 3, AND 4 OWNED BY MICHAEL C. BROWN, LIMITED FOR LIGHTFOOT CROSSING ASSOCIATES, L.L.C.

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 7/28/02 SCALE: 1" = 100' DRAWN: JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 263-0040
Fax (804) 220-8994

CONSULTING ENGINEERS

JOB NO. 8256-04

SHEET 1 OF 1

GENERAL NOTES:

- 1) PROPERTY TO BE RESUBDIVIDED IS ALL OF TAX PARCEL 02-16-00-001, GPN NO. B19A-2055-2884 AND TAX PARCEL 02-16-00-002, GPN NO. B19A-2225-2990.
- 2) PROPERTY IS CURRENTLY ZONED "EO" ECONOMIC OPPORTUNITY DISTRICT.
- 3) PROPERTY AS SHOWN LIES IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.L.R.M. #510182-00258, DATED DECEMBER 16, 1988.
- 4) NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN AN RPA OR RMA.
- 5) TOTAL AREA IS 2.378 ACRES.
- 6) MINIMUM BUILDING SETBACK LINES:
FRONT - 45'
SIDE - 10' (OR AS SHOWN)
REAR - 10' (OR AS SHOWN)
- 7) MINIMUM LOT REQUIREMENTS (BOTH PUBLIC WATER AND PUBLIC SEWER):
MINIMUM AREA = 20,000 S.F.
MINIMUM WIDTH = 100'
- 8) VARIABLE WIDTH DRAINAGE EASEMENT (10' FROM THE CENTER OF THE STORM PIPE) HEREBY CONVEYED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION.
- 9) 5' x 10' UTILITY EASEMENT (AROUND FIRE HYDRANT) HEREBY CONVEYED TO THE COUNTY OF YORK.

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 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 (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.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Ol Maddalena, PLAT APPROVING AGENT

DATE: 3/20/2003

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 24 DAY OF March, 2003
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 030007618 10:35am

TESTE: Lynn S. Jenkins, CLERK

BY: Melanny Roman D.C.