

VICINITY MAP  
SCALE: 1" = 2000'

GEODETIC CONTROL NETWORK MONUMENT 098  
X - Y COORDINATE VALUES  
EASTING (X) 12083671.912  
NORTHING (Y) 3584939.735  
(U.S. SURVEY FT.)  
ELEV. 13.04'

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, AND PROPRIETOR.

HARRIS RIVER, INC., A VIRGINIA CORPORATION

*Mayer A. Sarfan* President 6/16/03  
MAYER A. SARFAN PRESIDENT DATE

STATE OF VIRGINIA, TO WIT:

I, RICHARD BARNES, A NOTARY PUBLIC IN AND FOR THE CITY OF NEWPORT NEWS, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 16 DAY OF JUNE 2003.

*[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/31/2006

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 HARRIS RIVER, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM MOORE AND SARFAN ASSOCIATES, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JANUARY 2, 2002, AND IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA AS INSTRUMENT NUMBER 020002910.

I CERTIFY THAT MONUMENTS AND IRON RODS OR PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2003.

*Donald R. Kohlman* 6-16-03  
DONALD R. KOHLMAN DATE  
LAND SURVEYOR

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 SAME, UNLESS OTHERWISE NOTED ON THIS PLAT

ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND 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.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

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 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.

ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE QUARTERMARSH ESTATES SECTION 3 HOMEOWNERS' ASSOCIATION.

COMMON AREA (TOTAL).....	12.870 ACRES±
AREA WITHIN LOTS .....	9.282 ACRES±
AREA WITHIN P/W .....	0.872 ACRES
TOTAL SUBDIVIDED AREA .....	23.02 ACRES±

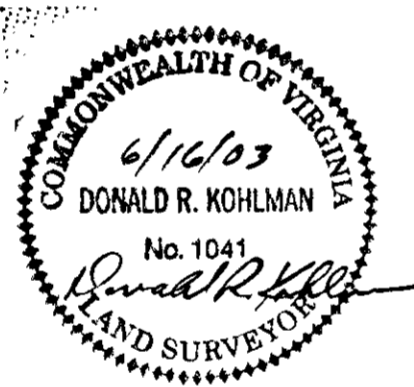
NOTE:  
SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGNS, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) 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.

LOT LINE DATA TABLES

C	DISTANCE	BEARING
L1	36.85'	S61°20'48"E
L2	15.41'	N15°39'31"W
L3	22.90'	S63°00'33"E
L4	22.76'	S13°26'42"W
L5	12.84'	S52°51'54"W
L6	15.30'	S52°51'54"W
L7	58.94'	N59°53'12"E
L8	55.30'	N71°20'19"E
L9	9.69'	S49°56'15"W
L10	78.40'	N64°44'37"E
L11	22.36'	N86°26'48"E
L12	20.50'	N76°04'14"W
L13	37.55'	S44°44'50"E
L14	68.07'	S14°01'12"E
L15	149.37'	S08°14'08"E
L16	78.50'	S03°29'33"W
L17	52.71'	N10°05'07"W
L18	59.45'	S19°01'34"E
L19	86.72'	S13°00'37"E
L20	52.87'	N30°00'20"W
L21	15.91'	N20°19'28"W

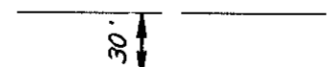
LOT LINE DATA TABLES

L	DISTANCE	BEARING
L22	46.15'	S20°19'28"E
L23	54.93'	S22°50'43"E
L24	22.06'	S22°50'43"E
L25	78.66'	S19°16'41"E
L26	47.70'	S19°16'41"E
L27	52.61'	S10°44'10"E
L28	38.90'	S10°44'10"E
L29	21.45'	N15°30'32"E
L30	11.12'	N15°30'32"E
L31	25.84'	N07°06'40"W
L32	28.37'	S60°22'01"E
L33	14.57'	S74°54'07"W
L34	47.94'	S74°54'07"W
L35	46.35'	S81°11'26"W
L36	48.62'	N89°52'02"W
L37	35.92'	S71°00'47"W
L38	86.21'	N36°29'06"W
L39	68.13'	N19°25'31"W
L40	15.54'	N32°43'18"W
L41	79.73'	N32°43'18"W
L42	29.85'	S72°45'45"W
L43	12.82'	N53°07'48"W
L44	29.88'	N24°40'57"W
L45	21.33'	N57°59'41"W
L46	12.17'	N21°48'05"W
L47	6.13'	N79°22'49"E
L48	15.88'	N22°18'22"E
L49	9.95'	N37°17'19"W
L50	18.88'	N61°23'22"W
L51	12.26'	N12°46'47"W
L52	41.15'	N43°59'23"W
L53	43.67'	N58°24'06"W
L54	20.20'	S13°24'06"E
L55	20.20'	S13°24'06"E
L56	20.20'	S13°24'06"E
L57	20.20'	S13°24'06"E
L58	25.00'	S49°57'34"E
L59	8.72'	S84°37'58"W
L60	12.00'	N05°22'02"W



- CONCRETE MONUMENTS FOUND
- CONCRETE MONUMENTS TO BE SET
- IRON RODS TO BE SET
- IRON PIPES OR IRON RODS FOUND

MINIMUM BUILDING SET BACK LINE SHOWN THUS:



CURVE DATA TABLE

C	DELTA	RADIUS	TANGENT	ARC	CHORD	CHORD BEARING
C1	87°54'00"	25.00'	24.10'	38.35'	34.70'	S83°59'26"W
C2	68°02'31"	25.00'	16.88'	29.69'	27.97'	S19°45'14"E
C3	43°55'14"	197.90'	79.80'	151.70'	148.01'	S75°14'07"E
C4	45°08'10"	247.90'	103.03'	195.29'	190.28'	N74°37'39"W
C5	51°19'04"	25.00'	12.01'	22.39'	21.65'	N57°08'44"E
C6	51°19'04"	25.00'	12.01'	22.39'	21.65'	N71°32'12"W
C7	282°38'08"	55.00'	271.31'	68.75'	507°11'44"E	
C8	47°14'10"	222.90'	97.47'	183.76'	178.60'	S73°34'39"E
C9	52°45'32"	115.00'	57.04'	105.89'	102.19'	N68°59'16"W
C10	09°17'29"	929.93'	75.57'	150.80'	150.64'	S16°35'56"E

QUARTERMARSH ESTATES  
SECTION THREE "A"  
GRAFTON DISTRICT  
COUNTY OF YORK  
VIRGINIA

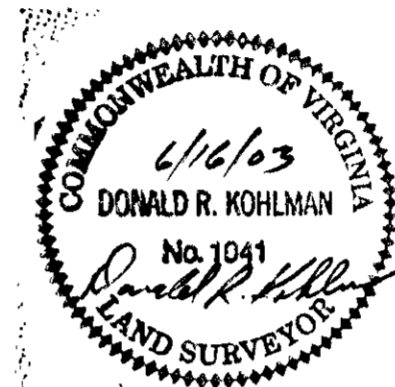
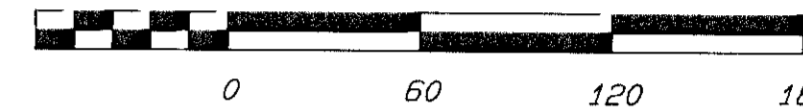
COENEN & ASSOCIATES, INC  
ENGINEERS - PLANNERS - SURVEYORS

696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA. 23601

SCALE: 1" = 60' DATE: FEBRUARY 24, 2003

SHEET 1 OF 3

GRAPHIC SCALE



THIS PROPERTY LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AND ZONE X500,

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #510182-0037B, DATED DEC. 16, 1988.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

TAX PARCEL I.D. NUMBER 30-00-00-137  
GPIN NO. T06C-1381-0457

RECORDATION REFERENCE: D.B. 389, P. 469 & D.B. 129, P. 38-40

ZONING DISTRICT CLASSIFICATION = R20 SINGLE-FAMILY RESIDENTIAL  
THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

MINIMUM FRONT YARD SETBACK LINE REQUIREMENT (30') FOR OPEN SPACE CLUSTER DEVELOPMENT.

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

BY *Al Maddalena*  
PLAT APPROVING AGENT

DATE 7/1/03

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 16th DAY OF July 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD, AS THE LAW DIRECTS, AS INSTRUMENT NO. 030021583

TESTE: *Lynn S. Jenkins*  
CLERK

BY: *Amelia O'Connell D.C.*