

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.

David W. Ware, Jr. 9/4/02
DAVID W. WARE, JR. DATE:

Sharon J. Hatchell 9/4/02
SHARON J. HATCHELL DATE:

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
I, M. Williams, A NOTARY PUBLIC IN AND FOR THE County of Williams 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 4th DAY OF September, 2002.
M. Williams
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 31, 2005

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: DAVID W. WARE, JR., SINGLE, AND SHARON J. HATCHELL, SINGLE, AND WAS ACQUIRED FROM KENNETH G. VAN TIMMEREN, AND JANET L. VAN TIMMEREN, HUSBAND AND WIFE, BY DEED DATED FEB. 16, 1989 DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 542, PAGE 495.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 14, 2003.
R. L. Small 6/14/02
R. L. SMALL, C.L.S. DATE

PRIMARY GEODETIC CONTROL MONUMENTS

- (091) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 091". THE DISK IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ROUTE 620 (RAILWAY ROAD) AND WALTER'S LANE (PRIVATE), 24.5' NORTH OF THE CENTER LINE OF ROUTE 620, 27.0' WEST OF UTILITY POLE #PG-84. COORDINATES-U.S.SURVEY FEET-12085613.187(E),3594019.048(N)
- (095) - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 095". THE DISK IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROUTE 620 (HOLLY POINT ROAD) AND 621 (DARE ROAD), 8.0' EAST OF THE STOP SIGN, 24.5' SOUTHEAST OF THE CENTER LINE OF ROUTE 620, 37.0' SOUTHWEST OF THE CENTER LINE OF ROUTE 621. COORDINATES-U.S.SURVEY FEET-12088280.999(E),3589242.270(N)

- NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NOTE: TAX MAP # 25F-01-00-002
GPIN # T07D-3478-1517
- NOTE: MINIMUM BUILDING SETBACK REQUIREMENT'S
FRONT : 40' (FEET)
SIDE : 15' (FEET)
REAR : 30' (FEET)
- NOTE: PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

SUBDIVISION OF THE PROPERTY OF
DAVID W. WARE, JR. & SHARON J. HATCHELL
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 50' DATE : 14 JUNE, 2002
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY, STE. G
YORKTOWN, VIRGINIA 23693
PHONE : (757) 867-8583

0' 25' 50' 100'
GRAPHIC SCALE

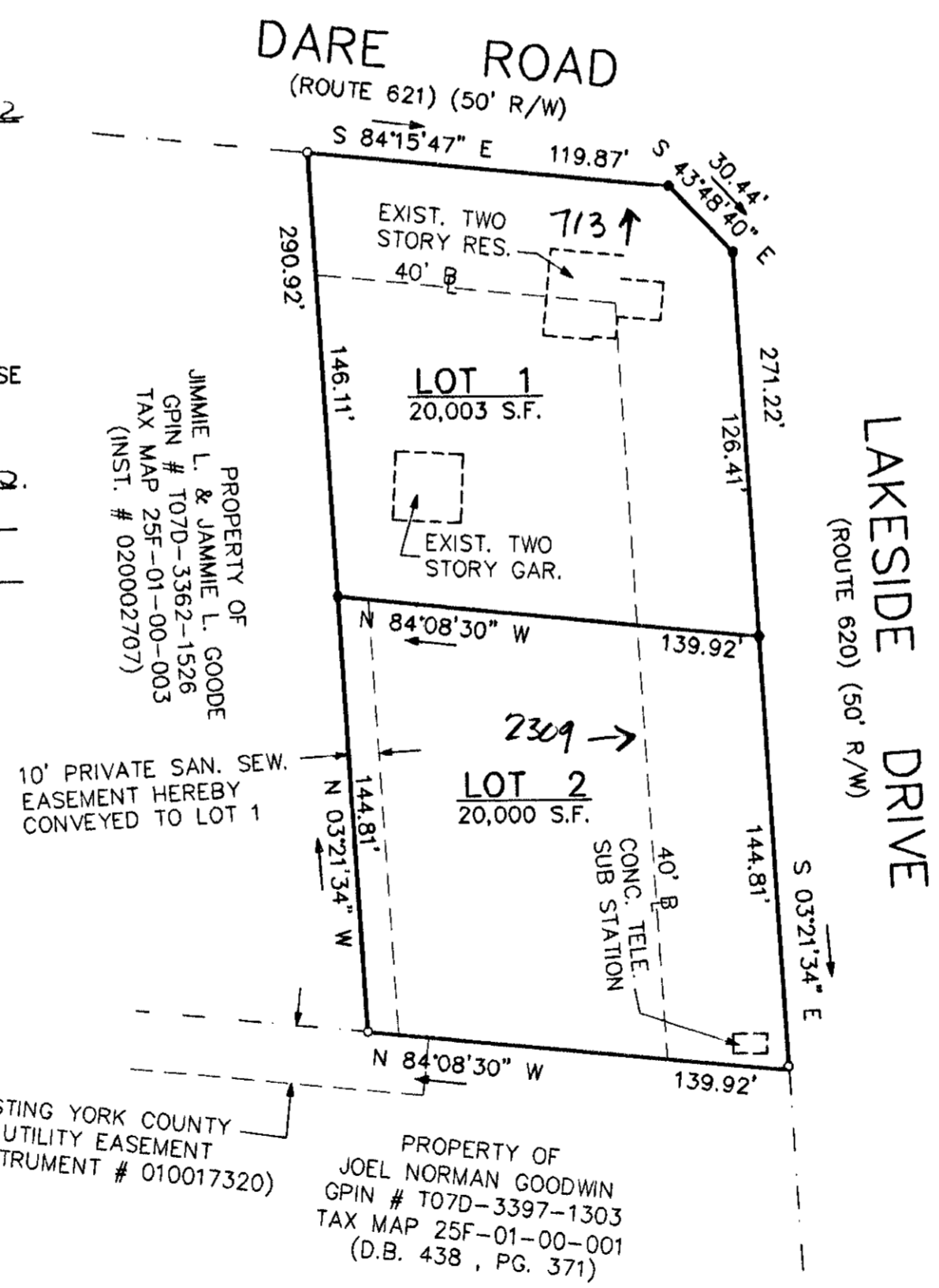
- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES SAN. SEW. EASEMENT HEREBY CONVEYED TO LOT 1
- DENOTES EXISTING YORK COUNTY UTILITY EASEMENT
- DENOTES IRON ROD FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES

Larry G. Dillon DATE: 8/25/02
TRUSTEE-LARRY G. DILLON
CITIZENS AND FARMERS BANK
DATE OF DEED OF TRUST - MARCH 25, 1992
(D.B. 761, PG. 506)

James H. Hudson, III DATE: 8/30/02
TRUSTEE-JAMES H. HUDSON, III
CITIZENS AND FARMERS BANK
DATE OF DEED OF TRUST - MARCH 25, 1992
(D.B. 761, PG. 506)

NOTARY PUBLIC FOR TRUSTEES
STATE OF VIRGINIA TO WIT:
I, Dianne H. Pillsbury, A NOTARY PUBLIC IN AND FOR THE Commonwealth 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 3rd DAY OF August, 2002.
Dianne H. Pillsbury
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/30/05



APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 7/25/03



EXISTING YORK COUNTY 20' UTILITY EASEMENT (INSTRUMENT # 010017320)
PROPERTY OF JOEL NORMAN GOODWIN
GPIN # T07D-3397-1303
TAX MAP 25F-01-00-001
(D.B. 438, PG. 371)

TOTAL SUBDIVIDED AREA = 0.9183 ACRES OR 40,003 S.F.

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29th DAY OF July, 2003 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 030023253

TESTE: Lyn S Jenkins
CLERK
BY: Imelia Cooper P.C.

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 COUNTY OF YORK, VA.