

VICINITY MAP 1"=2000'

OWNER'S CONSENT

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

THE RUBY F STEVENS LIMITED LIABILITY COMPANY

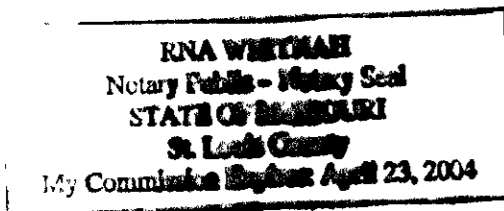
BY: Vickie S. Meranda Aug 6, 2003  
SIGNATURE DATE

VICKIE S. MERANDA Ruby F. Stevens LLC  
NAME PRINTED TITLE Manager

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: MISSOURI  
CITY/COUNTY OF: St. Louis  
I, (PRINT) RNA WHITMAN A NOTARY PUBLIC  
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO  
HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS  
SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED  
THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.  
GIVEN UNDER MY NAME THIS 6 DAY OF  
Aug 2003. MY COMMISSION EXPIRES  
Aug 4-23-04

RNA Whitman  
(SIGNATURE)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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 THE RUBY F. STEVENS LIMITED LIABILITY COMPANY, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS CONVEYED BY RUBY F. STEVENS, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE ROBERT W. STEVENS REVOCABLE LIVING TRUST DATED SEPT. 22, 1995 BY DEED DATED 02/08/02 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK AS INSTRUMENT NO. 020002502 AND BY DEED DATED 12/29/99 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK AS INSTRUMENT NO. 000002225.

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

Peter Farrell 8/5/03

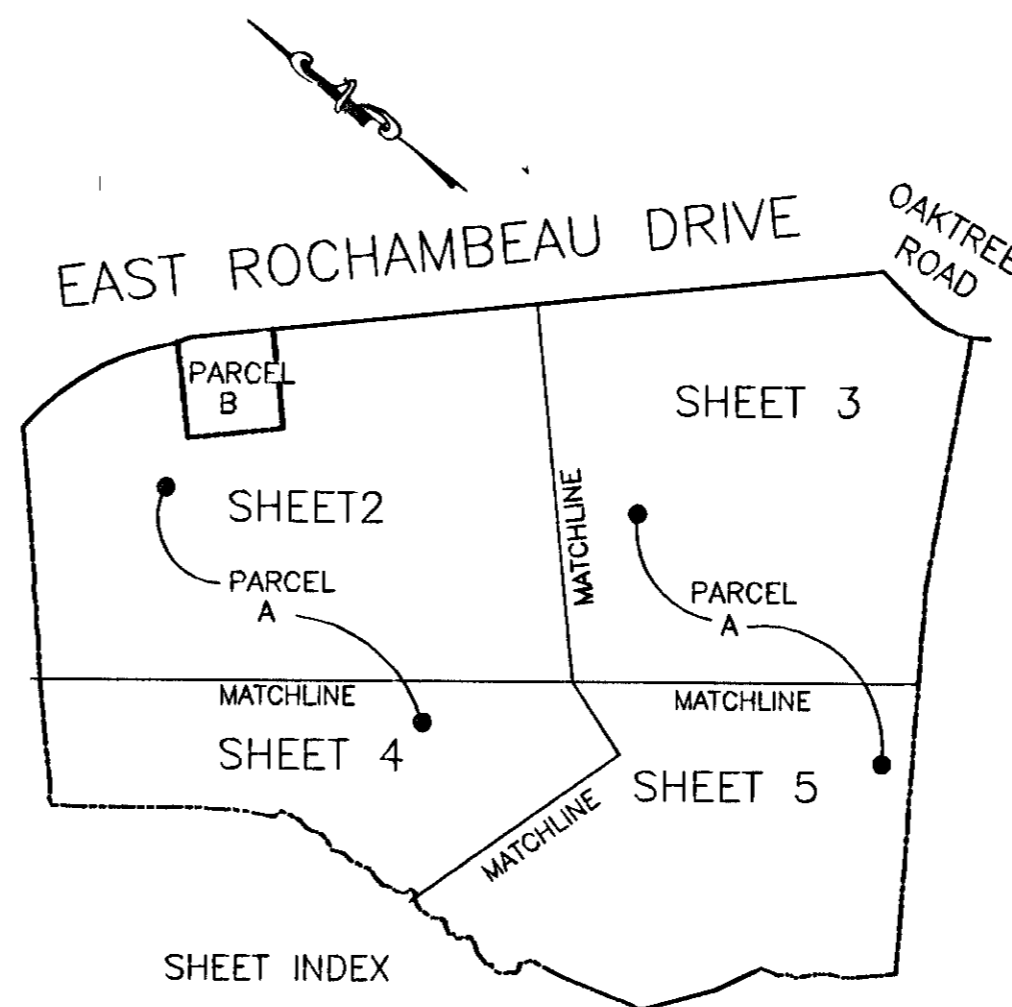
NOTES:

- THIS PROPERTY IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT) ACCORDING TO YORK COUNTY ZONING MAP.
- MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENTS NO. 12, 12-RM1 & 12-RM2
- SETBACKS:  
a. MIN. FRONT YARD - 45'  
b. MIN. SIDE YARD - 10'  
c. MIN. REAR YARD - 10'
- PROPERTY TAX PARCEL NO. 02-00-00-040  
PROPERTY GPIN #C19A-2403-4804  
TOTAL SUBDIVIDED AREA - 82.63± AC.  
PARCEL A AREA - 81.06± AC.  
PARCEL B AREA - 1.5000 AC.  
R.O.W. DEDICATION - 0.0700 AC.
- WATER & SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER & SEWER BOTH PROVIDED BY YORK COUNTY. SANITARY SEWER TO THE LOTS IN THIS SUBDIVISION WILL BE THE OWNER'S RESPONSIBILITY AT THE TIME OF DEVELOPMENT.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVIDED PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 510182 0025B DATED: 12-16-88.
- THIS PLAT IS BASED ON A TITLE REPORT FOR TITLE INSURANCE ORDER NO. 03051905-630 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED SEPTEMBER 19, 2002.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 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.
- THE PROPERTY APPEARS TO BE WITHIN THE CITY OF WILLIAMSBURG WALLER MILL RESERVOIR WATERSHED MANAGEMENT AND PROTECTION AREA.
- THE LIMITS OF WETLANDS SHOWN ON THIS PLAT ARE BASED ON A FIELD DELINEATION BY THE LANDMARK DESIGN GROUP, INC. AND HAVE BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS.



NOTE: NEAREST YORK COUNTY MONUMENT LIES BETWEEN INTERSTATE 64 EAST BOUND LANE AND ROUTE F-137 (ROCHAMBEAU DRIVE) AND NORTHEAST OF THE INTERSECTION OF ROCHAMBEAU DRIVE AND ROUTE 786 (OAKTREE ROAD) 26' NORTHEAST OF THE CENTERLINE OF ROUTE F-137 AND 7.5' NORTH OF THE I-64 INTERSECTION SIGN AND APPROXIMATELY 1500' NORTH OF THE EASTERN MOST INTERSECTION OF ROUTE 786 AND F-137.

COORDINATES FOR MON. 012 IN U.S. SURVEY FEET:  
(NORTHING) 3652033.358  
(EASTING) 12001167.981



GRAPHIC SCALE 1"=500'



SUBDIVISION OF  
THE PROPERTY OF:  
THE RUBY F. STEVENS  
LIMITED LIABILITY COMPANY

BRUTON DISTRICT YORK COUNTY, VIRGINIA  
DATE: 08/05/03 SCALE: 1" = 500'  
SHEET 1 OF 5



Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA 23188  
(757) 253-2975 FAX: (757) 229-0049

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- PROPOSED LOT LINE
- CMF ■ CONCRETE MONUMENT FOUND
- IRF ● IRON ROD FOUND
- IRON ROD TO BE SET
- SURVEY TIE LINE
- FIELD DELINEATED WETLANDS

THE REFERENCES USED IN PREPARATION OF THIS PLAT ARE: INSTRUMENT NO. 020002502  
DEED BOOK 909, PG. 145  
DEED BOOK 864, PG. 681  
DEED BOOK 204, PG. 687  
DEED BOOK 201, PG. 517  
DEED BOOK 87, PG. 409  
DEED BOOK 35-A, PG. 416  
DEED BOOK 31, PG. 407  
PLAT BOOK 8, PG. 389  
STATE HIGHWAY PLAT BOOK 3 PG. 25-27  
ALTA/ACSM SURVEY BY THE LANDMARK DESIGN GROUP, INC. DATED 10-30-02.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]  
PLAT APPROVING AGENT

DATE: 8/8/03

STATE OF VIRGINIA, COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 8th DAY OF August, 2003, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 030024958

TESTE: [Signature] 1:06 PM  
CLERK

BY: [Signature] D.C.