

SUBDIVISION OF
PARCEL "B",

PROPERTY OF
A. B. SOUTHALL, JR.

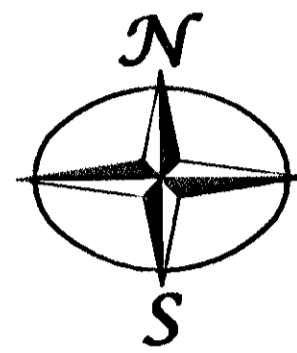
BETHEL DISTRICT - YORK COUNTY, VIRGINIA

JULY 10, 2003
SHEET 1 OF 1

Simmons Newsome, P.C.
Surveyors Planners

110A Dare Road
Yorktown, Virginia 23692

Phone (757) 898-4914 Fax (757) 898-4914



FLOOD ZONE : X
COMMUNITY-PANEL NUMBER : 510182 0043 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

Notes:

1. This property is subject to easements, servitudes and covenants of record and this plat was made without benefit of a title search.
2. None of the area contained in this subdivision is within a Resource Protection Area or Resource Management Area (per York County).
3. Area shown as "Approximate Wetlands Location" has not been field surveyed, verified or located by the surveyor and is shown based on information provided by others.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	148.86'	476.50'	17°53'56"	75.04'	148.25'	N33°22'09"E

LEGEND

- Pipe/Rod Set
- Concrete Monument Set
- Pipe/Rod Found
- Concrete Monument Found

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena

Plat Approving Agent
DATE: 8/21/03

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the
County of York the 26 day of August, 2003 this
map was presented and admitted to record as
the law directs in Instrument # 030027353

TESTE: Lynn S. Jenkins 9:06 AM
Clerk

BY: James M. Alford

03-02-2697
RECORD PLAT 1.DWG

STATISTICAL DATA

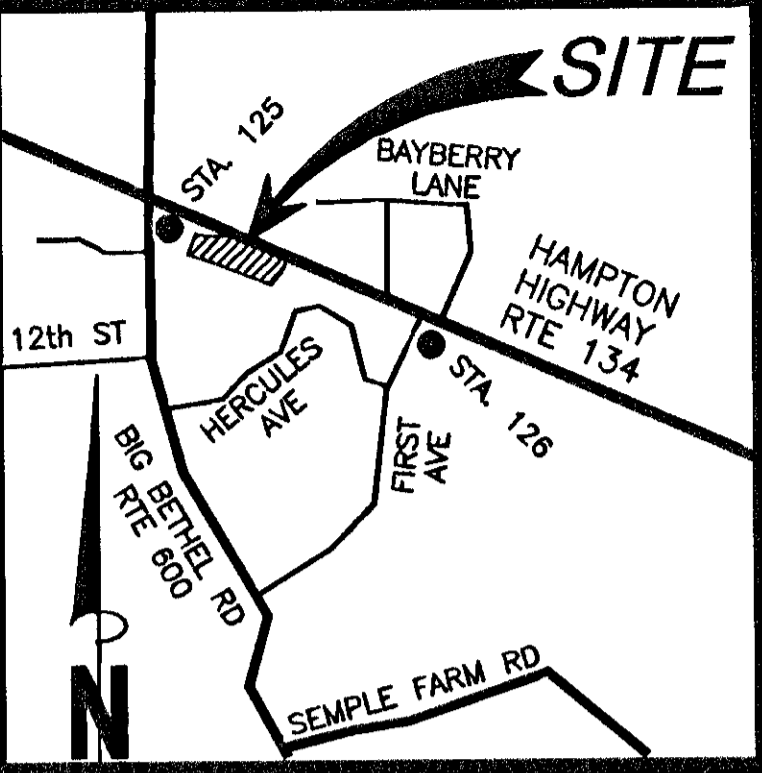
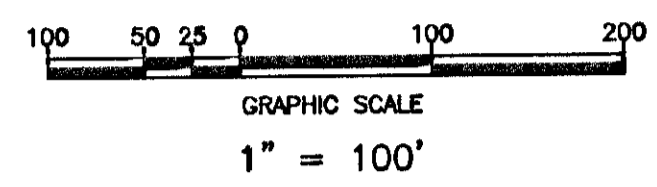
TOTAL SUBDIVIDED AREA.....8.2934 ACRES
AREA WITHIN LOTS.....6.2934 ACRES
AREA WITHIN R/W.....NONE
AREA WITHIN COMMON AREAS.....NONE
MINIMUM FRONT YARD.....45'
MINIMUM REAR YARD.....10'
MINIMUM SIDE YARD.....10'
ZONING.....GB-GENERAL BUSINESS
REFERENCES.....TAX PARCEL #37-00-00-158
GPIN #U02B-2632-3075

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
125-RESET	12086690.610	3568645.036
126	12089688.687	3567512.061

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.



VICINITY MAP
SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

A. B. Southall, Jr. Trustee 7/17/03
A. B. SOUTHALL, JR., TRUSTEE DATE

NONE

TRUSTEE DATE

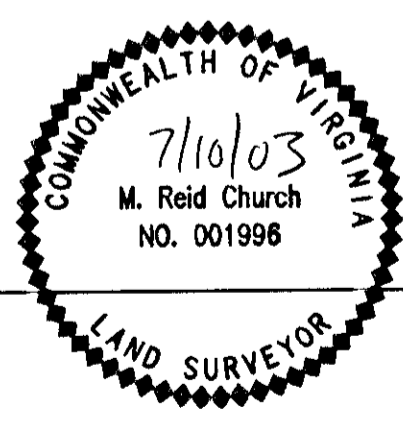
I, Danielle C. Marczak, a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid. Given under my hand this 17th day of July 2003

Danielle C. Marczak Notary Public
My Commission DD068307 Expires September 18, 2006

My commission expires 9/18/03

To the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions 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 A. B. SOUTHALL, JR., TRUSTEE OF THE A. B. SOUTHALL, JR. REVOCABLE TRUST UNDER AGREEMENT DATED APRIL 20, 1999 and was acquired from A. B. SOUTHALL, JR. & HAZEL P. SOUTHALL by deed dated APRIL 20, 2000 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument #000004090.

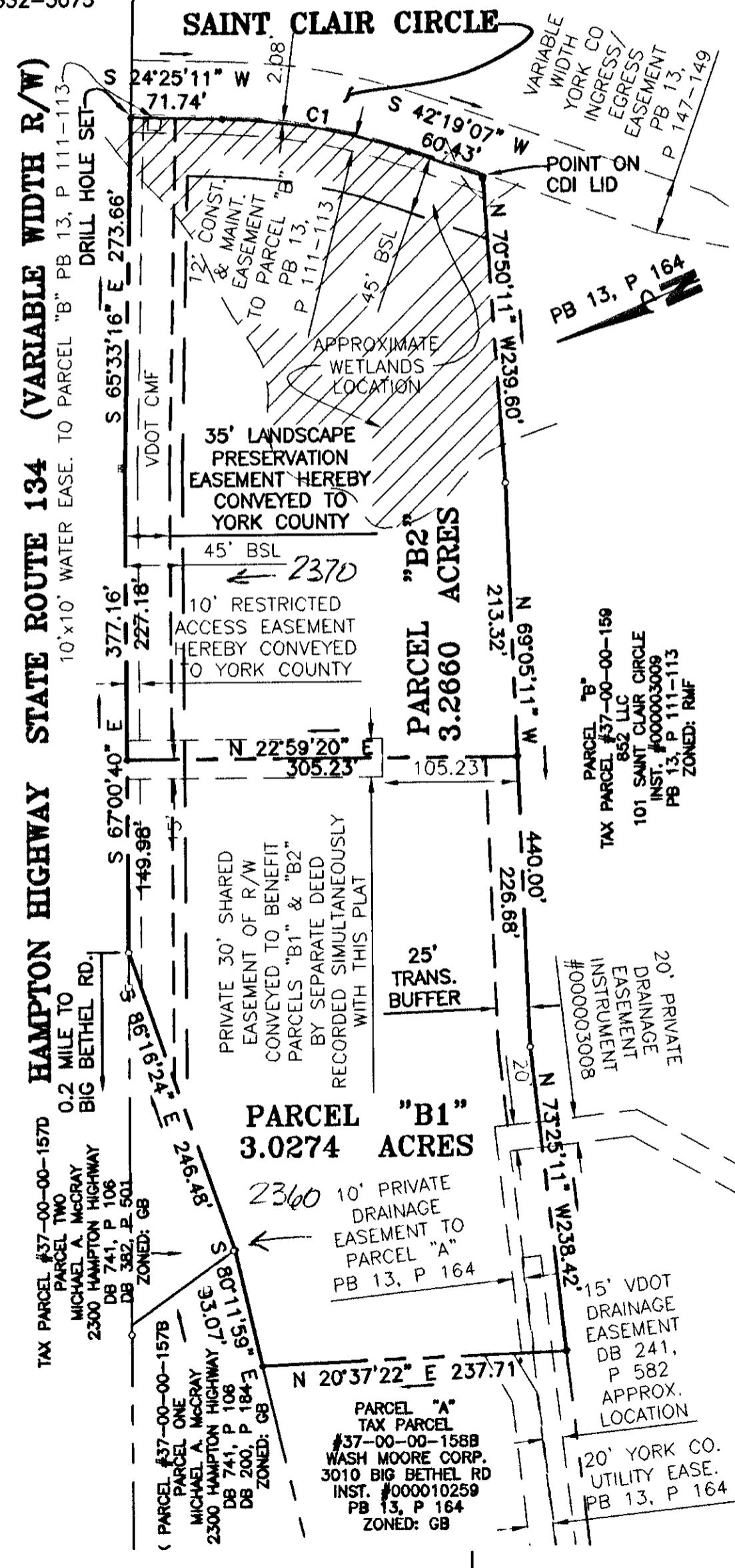
I certify that all iron pins as shown on this plat have been set.



M. R. Church
M. REID CHURCH, LS

UTILITIES NOTES:
WATER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.



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