

VICINITY MAP SCALE: 1" = 2000'

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

Roland G. Garrett, Jr. 10/20/04
 ROLAND G. GARRETT, JR. DATE
Catherine C. Garrett 10/20/04
 CATHERINE C. GARRETT DATE

L. P. Moore 10/11/04
 BENEFICIARY - SUNTRUST BANK (FORM. CRESTAR)
 DEED OF TRUST - D.B. 846, PG. 70, DATED MAY 15, 1995
 SUBSTITUTE TRUSTEE -

STATE OF VIRGINIA TRUSTEE NOTARY
 CITY / COUNTY OF NEWPORT NEWS TO WIT:

I, *David P. Campbell*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 11 DAY OF OCTOBER, 2004.

MY COMMISSION EXPIRES: 11-30-06

David P. Campbell
 NOTARY PUBLIC

TRUSTEE NOTARY
 STATE OF VIRGINIA
 CITY / COUNTY OF YORK TO WIT:

I, *Carol A. Reichle*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 20 DAY OF OCTOBER, 2004.

MY COMMISSION EXPIRES: 12-31-06

Carol A. Reichle
 NOTARY PUBLIC

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 FAMILY SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF ROLAND G. GARRETT, JR. AND CATHERINE C. GARRETT, HUSBAND AND WIFE, AND WAS ACQUIRED AS FOLLOWS:
 PARCEL A - FROM DONALD N. PATTEN, SPECIAL COMMISSIONER, BY DEED DATED AUGUST 17, 1978 AND RECORDED IN DEED BOOK 317, PAGE 568.
 PARCEL B - FROM ALLEN E. AND CECELIA P. RUSKEY, HUSBAND AND WIFE, BY DEED DATED NOVEMBER 30, 2001 AND RECORDED AS INSTRUMENT # 010021539.
 THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
 I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 30, 2004.

David P. Campbell 10-1-04
 DAVID P. CAMPBELL, L.S. 14198 DATE

UTILITY NOTES
 WATER: EACH PARCEL WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER: EACH PARCEL WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

THE LAND PROPOSED TO BE CONVEYED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ROLAND G. GARRETT, JR. AND CATHERINE C. GARRETT AT THE TIME OF THIS CONVEYANCE.

NUMBER	DELTA	RADIUS	ARC	TAN	CHORD	CHORD BEARING
1	20-40-00	143.53'	51.77'	26.17'	51.49'	N-28-45-47-E
2	76-39-42	20.00'	26.76'	15.81'	24.81'	S-17-54-05-E

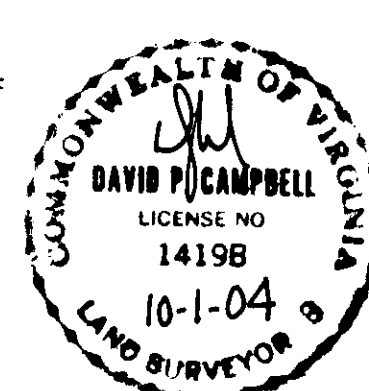
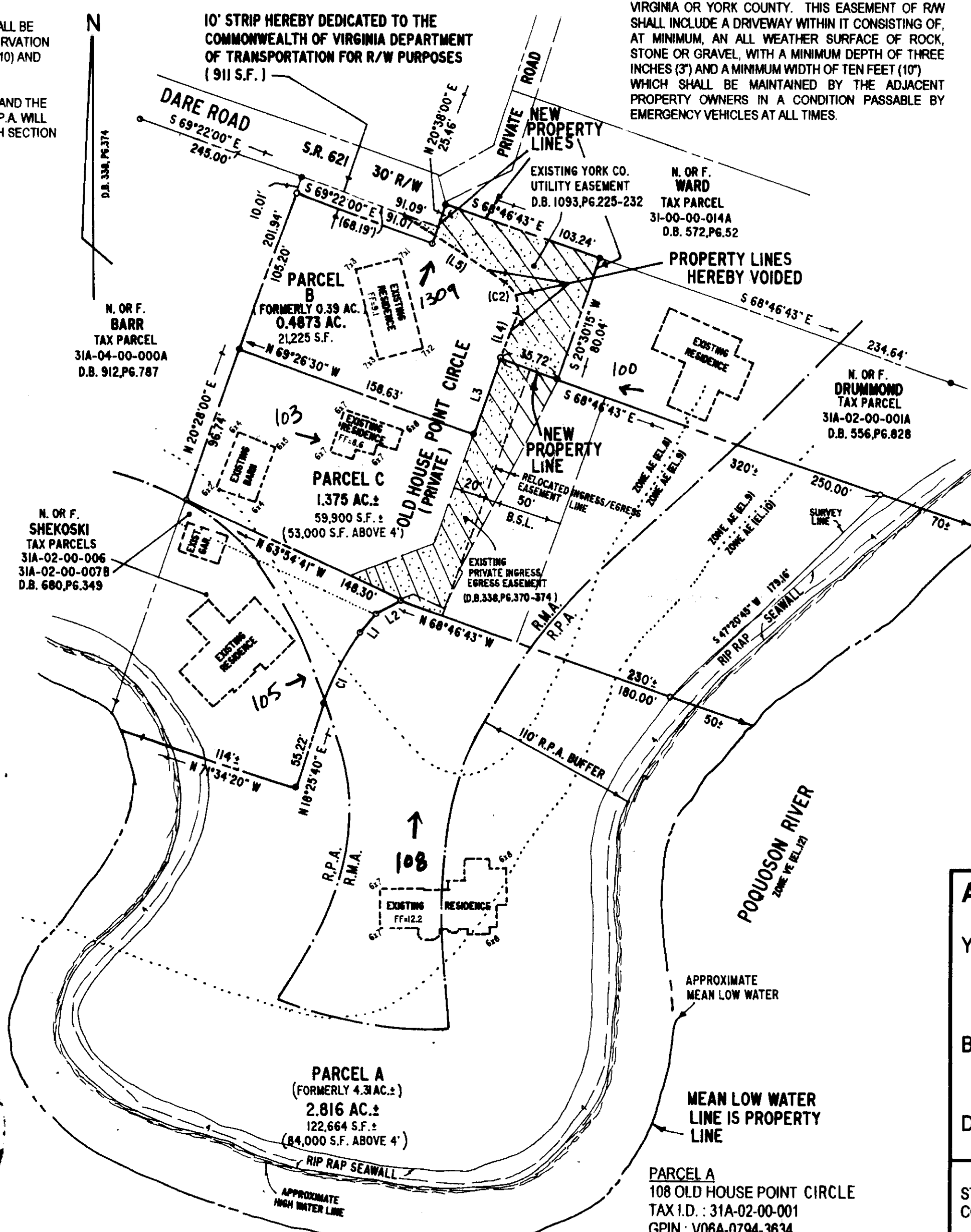
COUNTY OF YORK
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 095
 LOCATION: SEE VICINITY MAP
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,088,280.999
 ELEVATION OF STATION: 9.76 (N.G.V.D.) Y-3,589,242.270

NOTE: ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (SVAC: 10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA. NO ENCRoACHMENT INTO THE R.P.A. WILL BE ALLOWED ON PARCEL C. ALL DEVELOPMENT MUST COMPLY WITH SECTION 24.1-373(FLOOD PLAIN SECTION) OF THE ZONING ORDINANCE.

NOTE: THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

NOTE: THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF R/W SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR YORK COUNTY. THIS EASEMENT OF R/W SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10') WHICH SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES.



AREA OF DEDICATED R/W : 911 S.F. / 0.0209 AC.
 TOTAL AREA OF LOTS : 203,789 S.F. + / 4.68+ AC.
 TOTAL AREA OF SUBDIVISION : 204,700 S.F. + / 4.70 AC. +

NUMBER	BEARING	DISTANCE
L1	N-39-05-46-E	15.00'
L2	N-63-03-45-E	18.78'
L3	N-20-25-46-E	49.72'
L4	S-20-25-46-W	27.58'
L5	S-56-13-09-E	77.07'

RURAL RESIDENTIAL ZONING
 MINIMUM BUILDING SETBACKS
 FRONT - 50'
 SIDE - 20'
 REAR - 50'

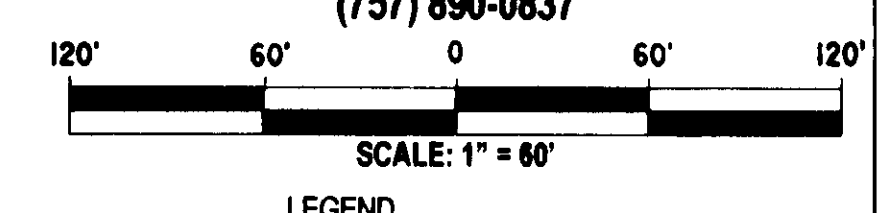
PARCEL A
 108 OLD HOUSE POINT CIRCLE
 TAX I.D. : 31A-02-00-001
 GPIN : V06A-0794-3634
 REF: D.B. 317, PG. 568
 ZONING: RR (RURAL RESIDENTIAL)
 FLOOD ZONES: AE (8) / AE (9) / VE (10),
 F.I.R.M. : 510182 0019 B (12/16/88)
 PARCEL B
 1309 DARE ROAD
 TAX I.D. : 31A-02-00-007A
 GPIN: V06A-0717-3928
 REF: INST. 010021539
 ZONING: RR (RURAL RES.) (12/16/88)
 FLOOD ZONE: AE (8) - F.I.R.M. 510182 0019 B

FAMILY SUBDIVISION AND BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OWNED BY ROLAND G. GARRETT, JR. AND CATHERINE C. GARRETT, HUSBAND AND WIFE

GRAFTON DISTRICT
 YORK COUNTY, VIRGINIA

JULY 4, 2004 SCALE: 1" = 60'

CAMPBELL LAND SURVEYING, INC.
 P. O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837



APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 12/23/04

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, POQUOSON, VIRGINIA, THIS 18th DAY OF *January*, 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER *050000850*

TESTE: *Lynn S. Jenkins*
 CLERK

BY: *Shirley C. Taylor D.C.*

2005 JAN 18 PM 2:38