

VICINITY MAP

SCALE : 1" = 2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (117) - COORDINATES—U.S.SURVEY FEET—12092230.626(E), 3575699.750(N).
- (118) - COORDINATES—U.S.SURVEY FEET—12093296.742(E), 3570788.165(N).

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

Russell B. Hopson DATE: 10/8/04

 RUSSELL B. HOPSON, CO-TRUSTEE

Sandra Hopson Castine DATE: 11/9/04

 SANDRA HOPSON CASTINE, CO-TRUSTEE

NOTARY PUBLIC FOR OWNERS
 STATE OF VIRGINIA TO WIT:
 I, Tina A. Forrest, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York 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 25 DAY OF October, 2004.

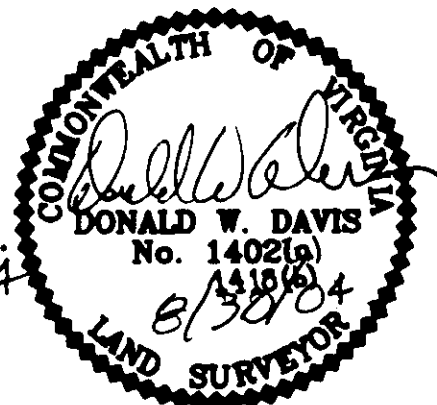
Tina A. Forrest

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/30/06

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: RUSSELL B. HOPSON CO-TRUSTEE, SANDRA HOPSON CASTINE CO-TRUSTEE AND WAS ACQUIRED BY WILL OF JAMES T. HOPSON DATED FEBRUARY 7, 1997 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK - POQUOSON, VIRGINIA ON MARCH 16, 2001 IN INSTRUMENT #010000176.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 12/31/05
Donald W. Davis DATE: 8/30/04

 DONALD W. DAVIS, C.L.S.



UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0041 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
3. MINIMUM BUILDING SETBACK REQUIREMENTS :
 FRONT : 40' (FEET)
 SIDE : 15' (FEET)
 REAR : 30' (FEET)
4. TAX MAP PARCEL # : 38-00-00-071
5. PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE FAMILY RESIDENTIAL DISTRICT)
6. GPIN# : V03B-3147-2921.
7. VARIANCE TO MINIMUM LOT WIDTH, LOT FRONTAGE, AND FRONT YARD SETBACK REQUIREMENTS GRANTED BY YORK COUNTY BOARD OF ZONING/SUBDIVISION APPEALS ON MAY 27, 2004, THROUGH ADOPTION OF RESOLUTION NOS. 04-12A AND 04-12C.

SUBDIVISION OF THE PROPERTY OF
RUSSELL B. HOPSON
 CO-TRUSTEE AND
SANDRA HOPSON CASTINE
 CO-TRUSTEE
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE : 30 AUGUST 2004
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693

SHEET 1 OF 2



Scale 1" = 60 ft

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES EXISTING 20' VDOT DRAINAGE EASEMENT (P.B. 11, PG. 502-504)
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*

 PLAT APPROVING AGENT
 DATE: 1/28/05

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-CITY OF POQUOSON THE 21st DAY OF Jan 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT # 050001650 11:38Am
 TESTE: *Lynn S. Jenkins*

 CLERK

BY: *Sharon K. Allert*
