

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 (9VAC-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.

UTILITY NOTES:

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

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.

DEWING PARCEL

Jay N. Dewing 4/23/05
 JAY N. DEWING DATE
Carra N. Dewing 4/23/05
 CARRA N. DEWING DATE

DILLARD PARCEL

James H. Dillard, II 4/23/05
 JAMES H. DILLARD, II DATE
Carra N. Dewing 4/23/05
 CARRA N. DEWING DATE

OWNER NOTARY

STATE OF VIRGINIA TO WIT:
 CITY / COUNTY OF York
 I, *Dennis S. Serebent*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 23 DAY OF April, 2005.
 MY COMMISSION EXPIRES: June 30, 2007
Dennis S. Serebent
 NOTARY PUBLIC

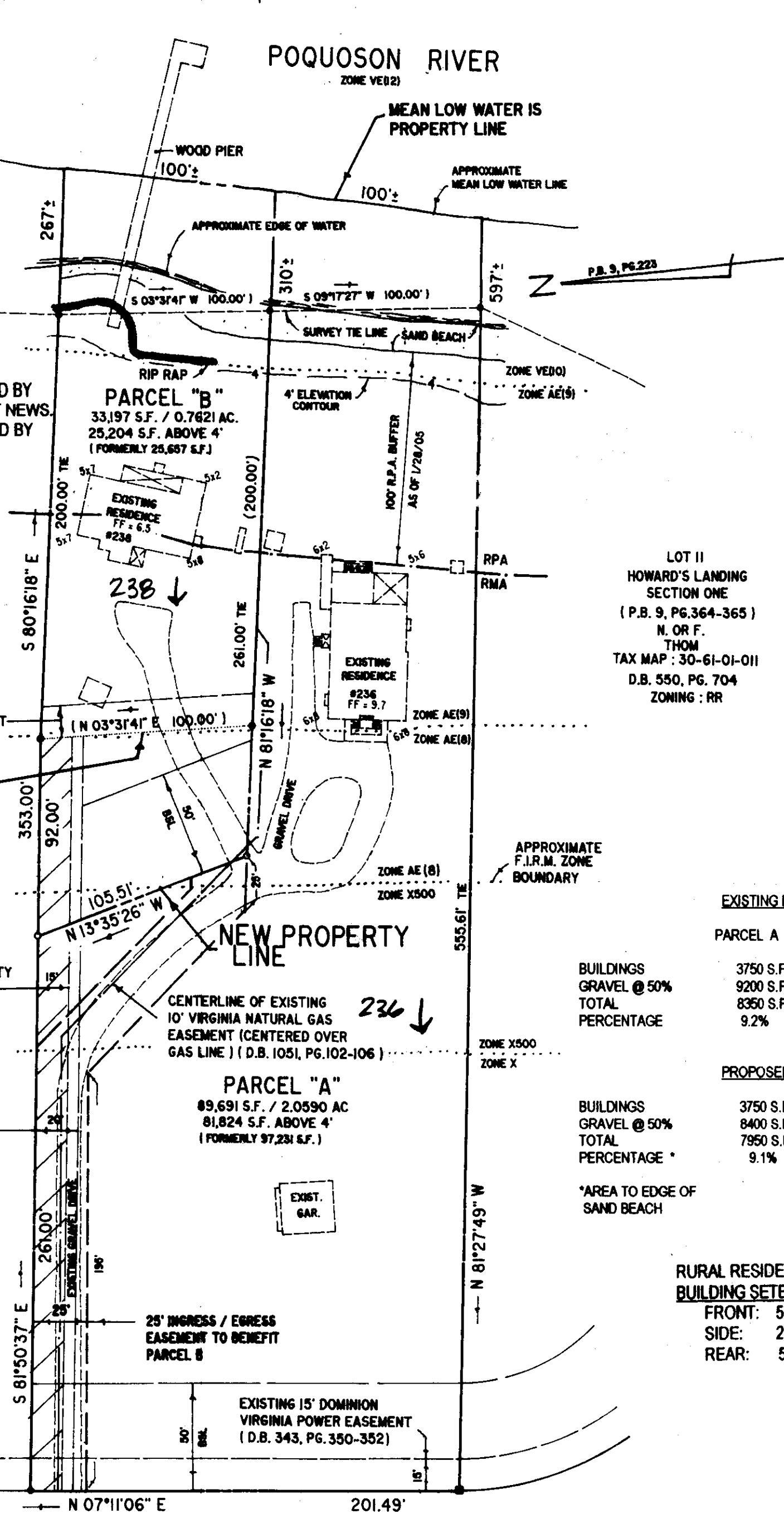
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME(S) OF:
DEWING PARCEL (A) - JAY N. & CARRA N. DEWING, HUSBAND & WIFE, AND WAS ACQUIRED FROM SUZANNE Y. & E. SCLATER MONTAGUE, HUSBAND & WIFE, BY DEED DATED JUNE 20, 1978 AND DULY RECORDED IN DEED BOOK 316, PAGE 443.
DILLARD PARCEL (B) - JAMES H. DILLARD, II, AND CARRA N. DEWING AND WAS ACQUIRED FROM CARRA GARRETT DILLARD, DECEASED, BY LAST WILL AND TESTAMENT AND DULY RECORDED IN WILL BOOK 70, PAGE 280.

THE ABOVE DEED AND WILL ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK - POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 4, 2005.

David P. Campbell 4/22/05
 DAVID P. CAMPBELL L.S. 14198 DATE



PROPERTY LINE HEREBY VOIDED

	EXISTING IMPERVIOUS COVERAGE	PARCEL A	PARCEL B
BUILDINGS	3750 S.F.	3750 S.F.	2162 S.F.
GRAVEL @ 50%	9200 S.F. / 2	9200 S.F. / 2	1400 S.F. / 2
TOTAL	8350 S.F.	8350 S.F.	2862 S.F.
PERCENTAGE	9.2%	9.2%	15%

	PROPOSED IMPERVIOUS COVERAGE	PARCEL A	PARCEL B
BUILDINGS	3750 S.F.	3750 S.F.	2162 S.F.
GRAVEL @ 50%	8400 S.F. / 2	8400 S.F. / 2	2200 S.F. / 2
TOTAL	7950 S.F.	7950 S.F.	3260 S.F.
PERCENTAGE	9.1%	9.1%	12.2%

*AREA TO EDGE OF SAND BEACH

RURAL RESIDENTIAL ZONING BUILDING SETBACKS	
FRONT:	50'
SIDE:	20'
REAR:	50'

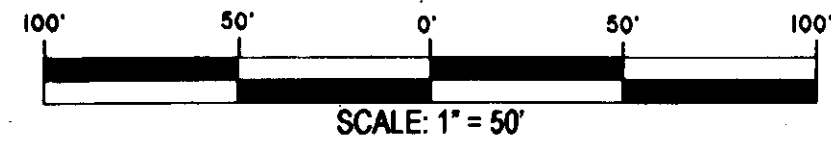
KINGS GRANT DRIVE 50' R/W S.R. 1543

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED, BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH, 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 JAY N. & CARRA N. DEWING AND JAMES H. DILLARD, II, AND CARRA N. DEWING AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

TOTAL AREA OF SUBDIVISION = 122,888 S.F. / 2.82 AC.

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF JAY N. & CARRA N. DEWING AND JAMES H. DILLARD, II & CARRA N. DEWING GRAFTON DISTRICT YORK COUNTY, VIRGINIA

JANUARY 28, 2005 SCALE: 1" = 50'
 CAMPBELL LAND SURVEYING, INC.
 P. O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837



- LEGEND
- PROPERTY LINE
 - IRON PIPE FOUND
 - IRON ROD SET
 - BUILDING SETBACK LINE
 - EXIST. YORK COUNTY UTILITY EASEMENT
 - EXIST. EASEMENT OF RIGHT-OF-WAY
 - F.I.R.M. ZONE BOUNDARY
 - RPA RESOURCE PROTECTION AREA (R.P.A.)
 - RMA RESOURCE MANAGEMENT AREA (R.M.A.)
 - EXISTING SPOT ELEVATION

	DEWING - PARCEL "A"	DILLARD - PARCEL "B"
TAX I.D.:	30-00-00-0998	30-00-00-099A
G.P.I.N.:	U06B-4805-3024	V06A-0029-3080
ZONING:	RR (RURAL RESIDENTIAL)	RR (RURAL RESIDENTIAL)
REFERENCES:	D.B. 316, PG. 443	W.B. 70, PG. 260
F.I.R.M. ZONE:	X, X(500), AE(8), AE(9), VE(10)	
F.I.R.M. MAP:	510182 0037 B	DATED 12/16/88

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: 4/26/05

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, THIS 22nd DAY OF May, 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 050009298.
 1:26pm
 TESTE: *Lynn S. Jenkins*
 CLERK
 BY: *Christina C. Taylor for D.C.*