

RESUBDIVISION OF LOTS A & B  
AS SHOWN ON  
**GRAND OAKS**  
FORMERLY RAMSEY ESTATES  
NELSON MAGISTERIAL DISTRICT  
County of York, Virginia

Scale: 1" = 30' Date: December 10, 2004  
REVISED: FEB. 28, 2005

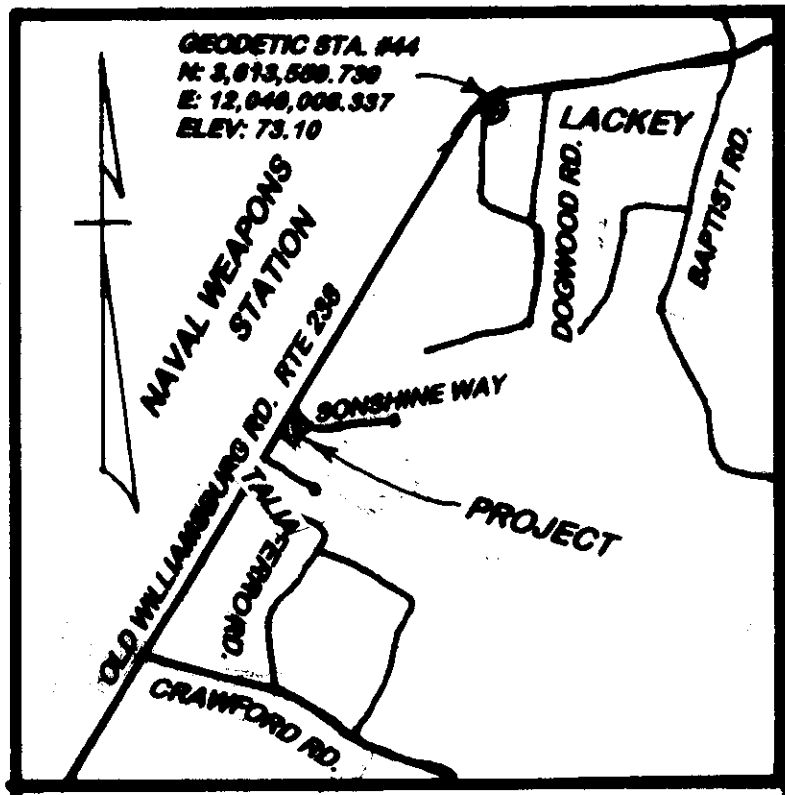
**SHEET 1 OF 1**



GRAPHIC SCALE  
PENINSULA ENGINEERING & SURVEYING  
727 KEPPEL DRIVE  
NEWPORT NEWS, VIRGINIA 23608  
(757) 872-0901

**SYMBOLS**

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE OR UTILITY EASEMENTS PREVIOUSLY CONVEYED TO YORK COUNTY.
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RESOURCE PROTECTION AREA
- RESOURCE MANAGEMENT AREA

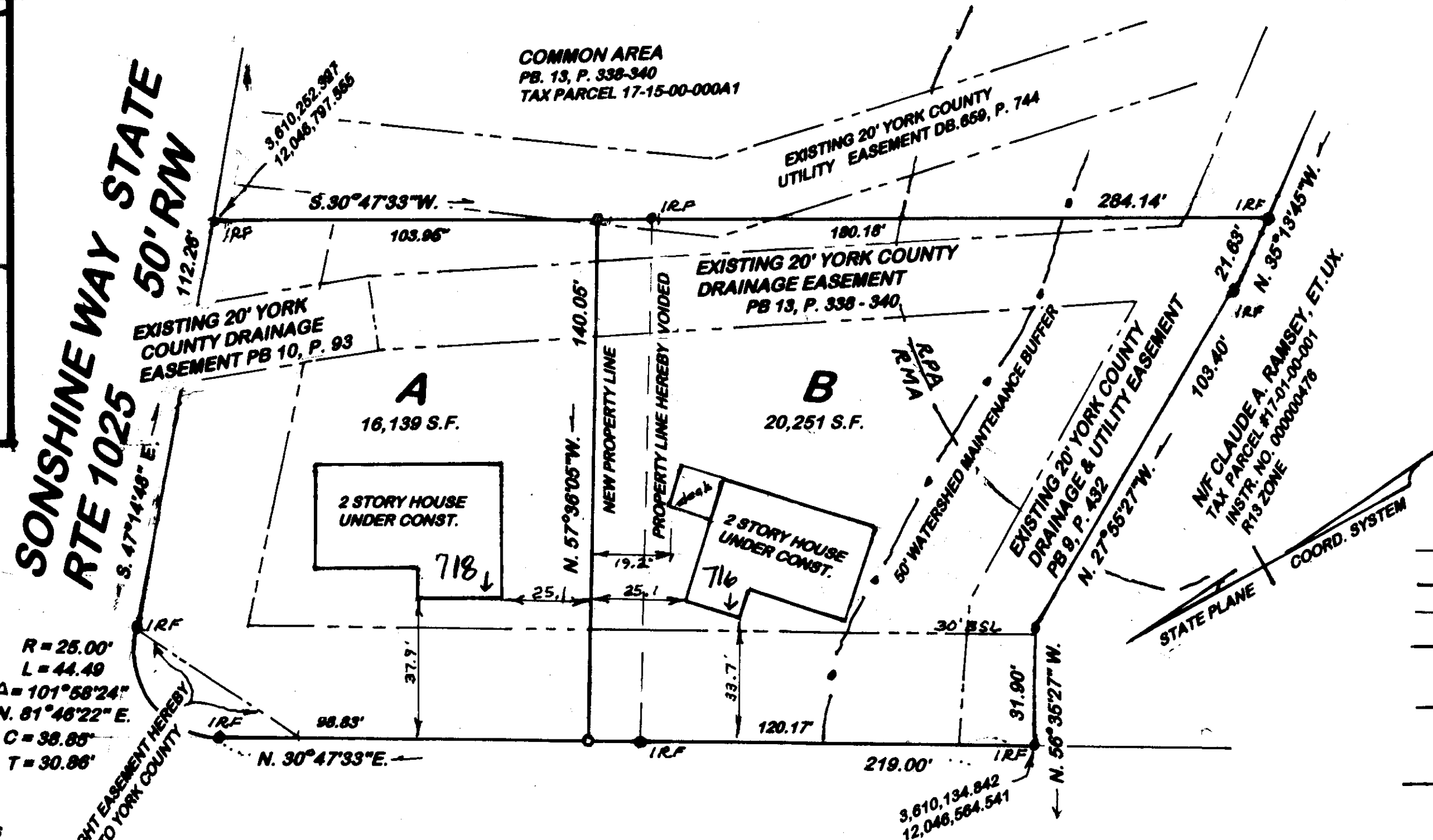


VICINITY MAP  
SCALE: 1" = 2000'



GRAPHIC SCALE

R = 25.00'  
L = 44.49  
Δ = 101°58'24"  
CB = N. 81°48'22" E.  
C = 38.85'  
T = 30.86'



**OLD WILLIAMSBURG ROAD  
STATE RTE. 238 50' RW**

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

LEONARD M. EPSTEIN DATE 06-07-05  
RICHARD C. EPSTEIN DATE

NOTARY PUBLIC  
STATE OF VIRGINIA TO WIT:

I, Beverly H. Black, 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 10 DAY OF JULY, 2005

Beverly H. Black  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/30/2008

THE PLATTING OF LAND HEREON SHOWN IS WITH THE FREE COSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEES REPRESENTING DEEDS OF TRUST ON THE PROPERTY, IF ANY.

RECORDATION REFERENCE  
BENEFICIARY DATES OF DEEDS OF TRUST  
TRUSTEE(S)

NOTARY PUBLIC  
STATE OF VIRGINIA TO WIT:

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ OF \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

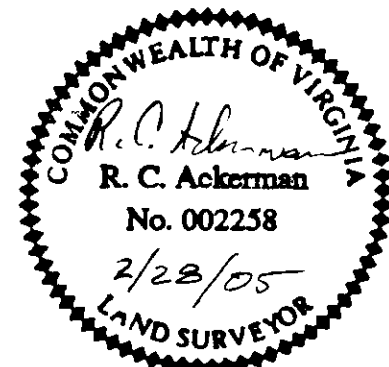
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

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 HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' PER 20,000'

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION ( LOTS A & B ) IS IN THE NAMES OF LEONARD M. EPSTEIN AND RICHARD C. EPSTEIN AND WAS ACQUIRED FROM HAWTHORNE PROPERTIES, L.L.C., INC. BY DEED DATED FEBRUARY 4, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN INSTRUMENT NO. 000000891

I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN AS PROPERTY MONUMENTATION ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 30, 2005

Robert C. Ackerman 2/28/05  
ROBERT C. ACKERMAN, LS DATE



**LOT AREAS:**

LOT A: FORMER AREA	18,100 S.F.
NEW AREA	16,139 S.F.
LOT B: FORMER AREA	18,290 S.F.
NEW AREA	20,251 S.F.
<b>TOTAL SUBDIVIDED AREA:</b>	<b>36,390 S.F. = 0.835 AC.</b>

- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, PANEL 0035 B, EFFECTIVE DATE DEC. 18, 1988.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE. THE RESOURCE PROTECTION AREA HEREON SHOWN IS AS OF THE DATE OF RECORDATION OF THE PLAT AND IS SUBJECT TO CHANGE WITH THE CHANGES IN NATURAL CONDITIONS OF THE STREAM.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE PURPOSE OF THIS SUBDIVISION IS SOLELY TO ADJUST THE BOUNDARY LINE BETWEEN TWO EXISTING LOTS OWNED BY LEONARD M. EPSTEIN AND RICHARD C. EPSTEIN, AND RESULT IN TWO LOTS. NO NEW LOT IS BEING CREATED.
- THE PROPERTIES SHOWN HEREON ARE LOCATED IN GPIN # M11C-1707-0244 ( LOT A ) AND M11C-1648-0129 ( LOT B )
- TAX MAP PARCEL NUMBERS:  
LOT A: #17-15-00-000A  
LOT B: #17-15-00-000B
- THE PROPERTY SHOWN HEREON IS ZONED R13 ( SINGLE FAMILY RESIDENTIAL ) AND THE BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 30'  
SIDE: 12.5'  
REAR: 25'
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THE PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5 - 101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena  
PLAT APPROVING AGENT  
DATE: 8/8/05

STATE OF VIRGINIA  
COUNTY OF YORK/POQUOSON  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
FOR THE COUNTY OF YORK/POQUOSON THIS  
9<sup>th</sup> DAY OF AUGUST 2005 THIS MAP  
WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS AS INSTRUMENT  
NO. 050019521 11:49 AM  
TESTE: Lynn S. Jenkins  
CLERK  
BY: Robert C. Ackerman

2005 AUG -9 11:14:49