

GEODETIC CONTROL MON. #39
 X = 12,020,982.199
 Y = 3,617,510.523
 ELEV. 89.75'

LOT 12

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.
 C.R. DAVIS - CUSTOM BUILDERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
C.R. Davis 8/19/05
 C.R. DAVIS - PRESIDENT DATE

STATE OF VIRGINIA
 COUNTY OF YORK

I, Matthew H. Connolly, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 19TH DAY OF AUGUST, 2005.

Matthew H. Connolly
 NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 31ST, 2007

LOT 13

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.
 JAMES W. & TERRY L. SHEPARD, HUSBAND & WIFE
James W. Shepard 8-18-05
Terry L. Shepard 8-18-05
 JAMES W. SHEPARD DATE
 TERRY L. SHEPARD DATE

STATE OF VIRGINIA
 COUNTY OF YORK

I, Matthew H. Connolly, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 18TH DAY OF AUGUST, 2005.

Matthew H. Connolly
 NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 31ST, 2007

NUMBER	DIRECTION	DISTANCE
L1	N 64°36'10" W	45.10'
L2	N 62°06'23" W	28.14'
L3	N 60°57'32" W	70.19'

NUMBER	DELTA	CHORD BEARING	TANGENT	RADIUS	ARC	CHORD
C1	24°31'42"	S 39°56'03" W	43.48	200.00	85.62	84.97
C2	12°00'13"	S 21°40'05" W	21.03	200.00	41.90	41.82
C3	01°41'10"	S 14°49'25" W	27.16	1845.58	54.31	54.31

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'.

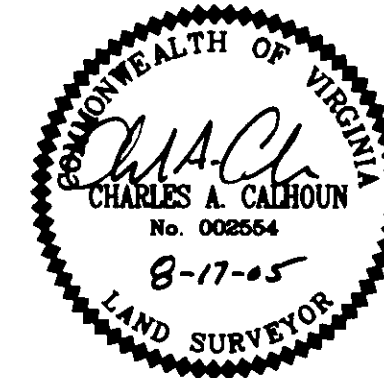
THIS IS TO CERTIFY THAT THE LAND SHOWN AS LOT 13 IN THIS RESUBDIVISION IS IN THE NAME OF JAMES W. & TERRY L. SHEPARD, HUSBAND AND WIFE, AND WAS ACQUIRED FROM RICHARD C. AND KATHLEEN R. SHRANK BY DEED DATED MARCH 24, 1987 AND RECORDED IN DEED BOOK 476 PAGE 252 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

THIS IS TO CERTIFY THAT THE LAND SHOWN AS LOT 12 IN THIS RESUBDIVISION IS IN THE NAME OF C.R. DAVIS - CUSTOM BUILDERS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM NICHOLAS H. ARTIME BY DEED DATED DECEMBER 6, 2004 AND RECORDED IN INSTRUMENT #050001490 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 15, 2005.

SIGNED: *Charles A. Calhoun* DATE: 8-17-05
 CHARLES A. CALHOUN, LAND SURVEYOR NO. 002554

VIRGINIA GRID NORTH
 P.B. 10 PG. 112

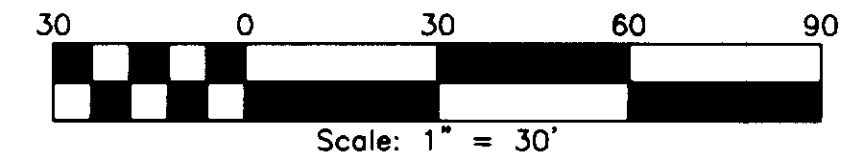


RESUBDIVISION OF
LOT 12 & LOT 13
COUNTRY CLUB ACRES
SECTION THREE

COUNTY OF YORK, VIRGINIA
 BRUTON MAGISTERIAL DISTRICT

DATE: 6/03/05 SCALE: 1"=30' JOB #05-425

LandTech Resources, Inc.
 Surveying • Mapping • Land Design
 5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



NOTES:

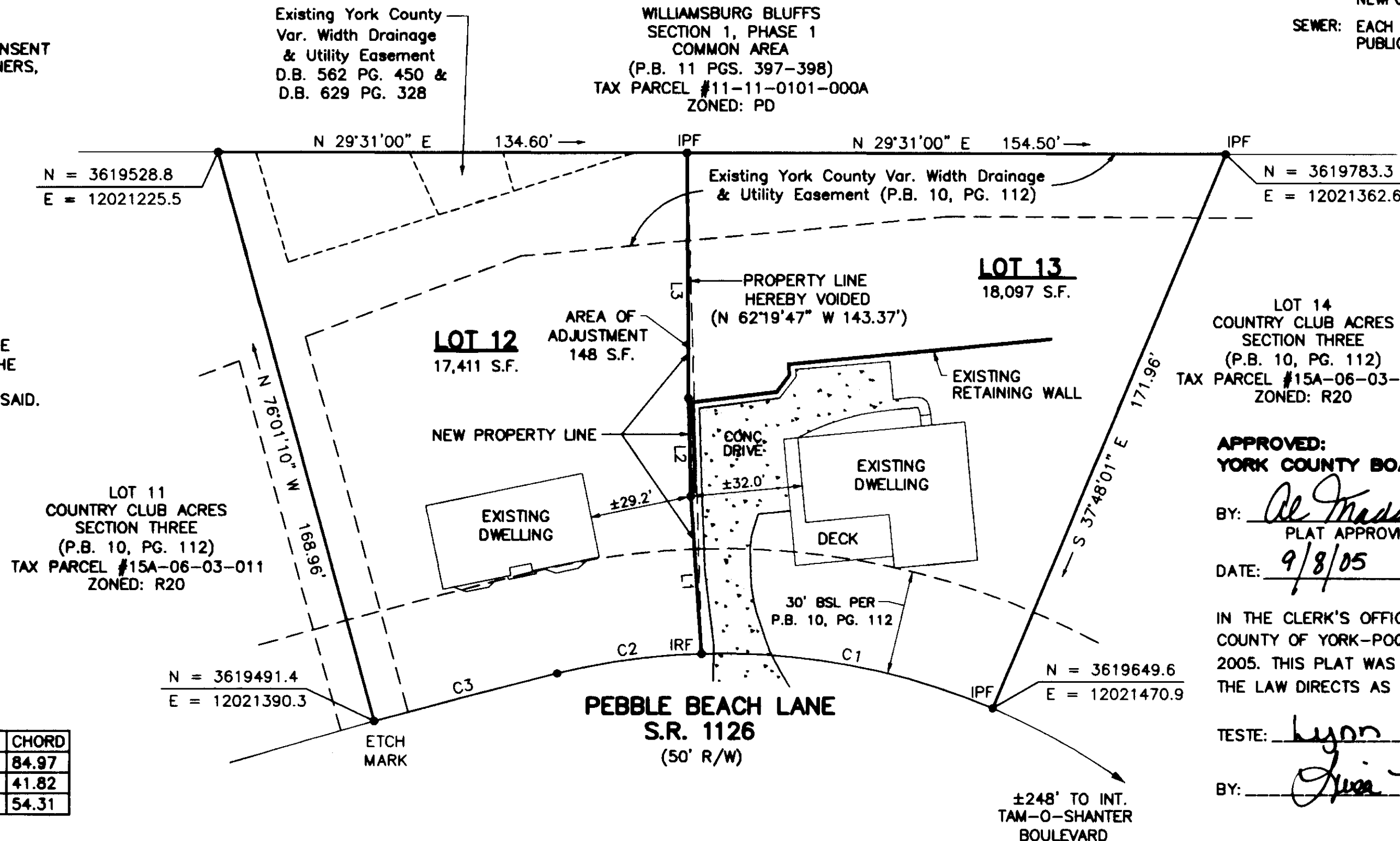
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. EXTERIOR PROPERTY LINES SHOWN PER COUNTRY CLUB ACRES SUBDIVISION PLAT RECORDED IN PB. 10 PG. 112.
- SETBACK REQUIREMENTS (R20 ZONING DISTRICT)
 FRONT YARD 40'
 SIDE YARD 15'
 REAR YARD 30'
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPERATE 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 JAMES W. & TERRY L. SHEPARD AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #510182 0030B DATED DECEMBER 16, 1988.
- COORDINATES ON PROPERTY CORNERS SHOWN ARE BASED YORK COUNTY CONTROL NETWORK. BEARINGS SHOWN ON PROPERTY LINES ARE BASED ON P.B. 10 PG. 112.

GPIN NUMBERS: LOT 12 - H12A-1326-4575 15A-06-03-012
 LOT 13 - H12A-1379-4682 15A-06-03-013

AREA EXISTING NEW
 LOT 12 - 17,559 S.F. - 17,411 S.F.
 LOT 13 - 17,949 S.F. - 18,097 S.F.

ZONING:
 R20 - Medium Density Single-Family Residential District

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



LEGEND
 IRF IRON ROD FOUND
 IPF IRON PIPE FOUND
 IRON ROD SET UNLESS OTHERWISE NOTED

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: 9/8/05

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 12TH DAY OF September 2005. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 050022368

TESTE: *Lynn S. Jenkins* 12:06pm
 CLERK
 BY: *Juan Buggen, D.C.*