



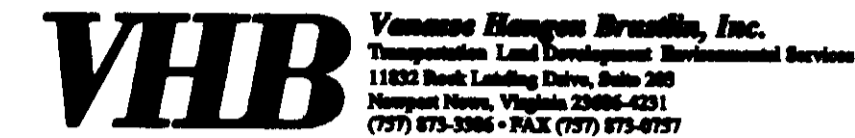
VICINITY MAP: 1" = 2000'

GENERAL NOTES:

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.120 IS LOCATED AT THE INTERSECTION OF STATE ROUTES 17 & 171. X=12078735.772 Y=3572959.931
- PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO. 36A(1)-1 GPIN S03B-3568-4387 NO. 36A(1)-2. GPIN S03B-3553-4577 NO. 36A(1)-3. GPIN S03B-3537-4680 NO. 37-50B GPIN S03B-3955-4649 NO. 37-49 GPIN S03B-3853-4124
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS, OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE INDICATED.
- THIS PROPERTY IS ZONED "GB". (GENERAL BUSINESS)
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (1) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (2) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- REFERENCE PLAT BOOK 10, PAGE 235.
- SETBACKS SHOWN ON THIS PLAT REFLECT THOSE REQUIRED FOR PROPERTY ZONED GENERAL BUSINESS AS DESCRIBED IN THE COUNTY OF YORK ZONING ORDINANCE MANUAL SEC. 24.1-333 AND ARE AS FOLLOWS:
FRONT SETBACK = 45'
SIDE SETBACK = 10'
REAR SETBACK = 10'

PLAT SHOWING
RIGHT-OF-WAY DEDICATION AND
RIGHT-OF-WAY VACATION OF
THEATRE ROAD
STATE ROUTE 706
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 11/09/00 SHEET 1 OF 4 SCALE: N/A
PROJECT NO: 30927.00 DRAWN BY: SCL/DWP



OWNER'S CONSENT

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

BY: H. R. Ashe 7-19-01
H. R. ASHE DATE

CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA

I, Mary E. Simmons, A NOTARY PUBLIC IN AND FOR THE County of York, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY county AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF July, 2001.

Mary E. Simmons
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2001.

SURVEYOR'S CERTIFICATION

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 ON THIS PLAT IS IN THE NAME OF H. R. ASHE, AND WAS ACQUIRED FROM TABB LAKES, LTD., A VIRGINIA CORPORATION, BY DEED DATED 23 DECEMBER, 1986, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 466, PAGE 152. AND FROM R.G. MOORE BUILDING CORP., A VIRGINIA CORPORATION, BY DEED DATED 23 DECEMBER, 1986, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 466, PAGE 150. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT ENCOMPASSING THE R/W DEDICATIONS AND VACATIONS WILL BE SET ON OR BEFORE JUNE 30, 2001.

W. Page Cockrell 3/6/01
W. PAGE COCKRELL DATE



The abandonment and realignment of a portion of Theatre Road (State Route 706) was authorized by the York County Board of Supervisors through the adoption of Resolution R03-124 on October 7, 2003.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S70°32'05"E	26.01'
L2	S14°30'25"E	22.75'
L3	N50°54'38"W	39.95'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1						
2						
3						
4	06°09'50"	1305.92'	140.49'	76.31'	140.42'	N05°15'08"E
5	00°45'48"	1877.54'	25.01'	12.51'	25.01'	N07°57'09"E
6	02°31'33"	1877.54'	82.77'	41.39'	82.76'	N06°18'28"E
7	01°57'28"	1877.54'	64.16'	32.08'	64.16'	N04°03'58"E
8	04°07'00"	598.00'	42.97'	21.49'	42.98'	N12°28'55"W
9	08°43'20"	598.00'	91.03'	45.61'	90.95'	N06°01'45"W
10	00°40'38"	1902.54'	22.49'	11.25'	22.49'	S01°50'37"E
11	13°17'27"	548.00'	124.36'	62.45'	124.09'	S08°00'21"E
12	06°41'51"	575.00'	67.21'	33.65'	67.18'	S17°51'20"E
13	06°41'51"	625.00'	73.08'	36.57'	73.02'	N17°51'20"W
14	100°40'01"	25.00'	43.92'	30.15'	36.49'	S71°32'17"E
15	90°33'48"	25.00'	39.52'	25.25'	35.53'	N24°04'38"E
16	21°15'59"	608.00'	225.67'	114.15'	224.38'	S68°45'42"W
17	100°21'01"	538.00'	94.24'	47.24'	94.12'	N74°22'37"E
18	90°42'01"	25.00'	39.58'	25.31'	35.57'	S34°02'41"W
19	87°21'48"	25.00'	38.12'	23.88'	34.53'	S56°55'24"E
20	00°12'11"	1902.54'	6.74'	3.37'	6.74'	S07°51'30"W
21	00°54'58"	1852.54'	29.62'	14.81'	29.62'	N07°40'10"E
22	00°31'05"	1902.54'	17.20'	8.60'	17.20'	S07°28'13"W
23	21°15'59"	573.00'	212.88'	107.58'	211.46'	S68°45'42"W
24	15°05'58"	573.00'	151.01'	75.94'	150.57'	S71°50'43"W
25	06°10'01"	573.00'	61.68'	30.87'	61.65'	S61°12'43"W
26	06°41'51"	600.00'	70.14'	35.11'	70.10'	S17°51'20"E
27	13°00'07"	573.00'	130.03'	65.30'	129.75'	S08°00'21"E

UTILITIES NOTES

WATER: LOTS SHOWN ON THIS PLAT ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: LOTS SHOWN ON THIS PLAT ARE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

R/W VACATION AREA TABLE

1A	AREA TO BE CONVEYED TO LOT 1	10,666 S.F.	0.245 AC.
2A	AREA TO BE CONVEYED TO LOT 2	3,247 S.F.	0.075 AC.
3A	AREA TO BE CONVEYED TO LOT 3	302 S.F.	0.007 AC.
4A	AREA TO BE CONVEYED TO LOT 4	0.01 S.F.	0.000 AC.
A1	AREA TO BE CONVEYED TO PARCEL A	16,490 S.F.	0.379 AC.
C1	AREA TO BE CONVEYED TO PARCEL C	3,820 S.F.	0.088 AC.
TOTAL AREA OF R/W VACATION		34,525 S.F.	0.793 AC.

R/W DEDICATION AREA TABLE

B1	AREA TO BE DEDICATED BY PARCEL B	9,506 S.F.	0.218 AC.
C2	AREA TO BE DEDICATED BY PARCEL C	36,743 S.F.	0.844 AC.
TOTAL AREA OF R/W DEDICATION		46,249 S.F.	1.062 AC.
1B	AREA TO BE CONVEYED TO LOT 1 FROM PARCEL B	1,323 S.F.	0.030 AC.

NOTE: AREAS INDICATED AS 1A, 1B, 2A, 3A, 4A, A1, B1, C1, C2 ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT CONSTITUTE SEPARATE PARCELS.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 4/11/06

PLAT INSTRUMENT # CR-060008198

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 15th DAY OF April, 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK _____, PAGE _____.

TESTE: Lynn S. Jenkins
CLERK

BY: Anchalee M. Chirwanasid, D