

- NOTES:
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0032 B, EFFECTIVE DATE : DECEMBER 16, 1988.
  2. THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
  3. MINIMUM BUILDING SETBACK REQUIREMENTS:  
FRONT : 30' (FEET)  
SIDE : 12.5' (FEET)  
REAR : 25' (FEET)
  4. PROPERTY IS ZONED R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
  5. TAX MAP PARCEL # : 18-00-00-001
  6. GPIN# : N11D-3732-1115
  7. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
  8. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER ONTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
  9. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
  10. THE MAXIMUM ALLOWABLE IMPERVIOUS COVER PER LOT IS 4,791 S.F. WITHOUT ADDITIONAL B.M.P.

SUBDIVISION PLAT OF  
**BOUNDARY HOMES**  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 40' DATE : 15 JULY 2006  
**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE "G"  
 YORKTOWN, VIRGINIA 23693

Scale 1" = 40 ft  
 SHEET 1 OF 2

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 043 - COORDINATES—U.S.SURVEY FEET—12052988.544(E), 3609747.398(N).
- 042 - COORDINATES—U.S.SURVEY FEET—12051247.375(E), 3613951.988(N).

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.

*Howard W. Moore* DATE: 4-5-07  
 HOWARD W. MOORE  
 H.W. MOORE PROPERTIES

NOTARY PUBLIC FOR OWNERS  
 STATE OF VIRGINIA TO WIT:  
 I, KAREN S. PETERSON, A NOTARY PUBLIC IN AND FOR THE City OF Newport News 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 5th DAY OF January, 2007  
*Karen S. Peterson*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: Dec 31, 2007

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: HOWARD W. MOORE, T/A H.W. MOORE PROPERTIES, A SOLE PROPRIETORSHIP, AND WAS ACQUIRED FROM MARTHA SAVAGE, SOLE HEIR AT LAW OF HER HUSBAND, WILLIAM SAVAGE, DECEASED BY DEED DATED SEPTEMBER 9, 2003 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY—POQUOSON, VIRGINIA AS INSTRUMENT #030030925.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 30 SEPT. 2007.  
*R.L. Small* 7/15/06  
 R. L. SMALL DATE



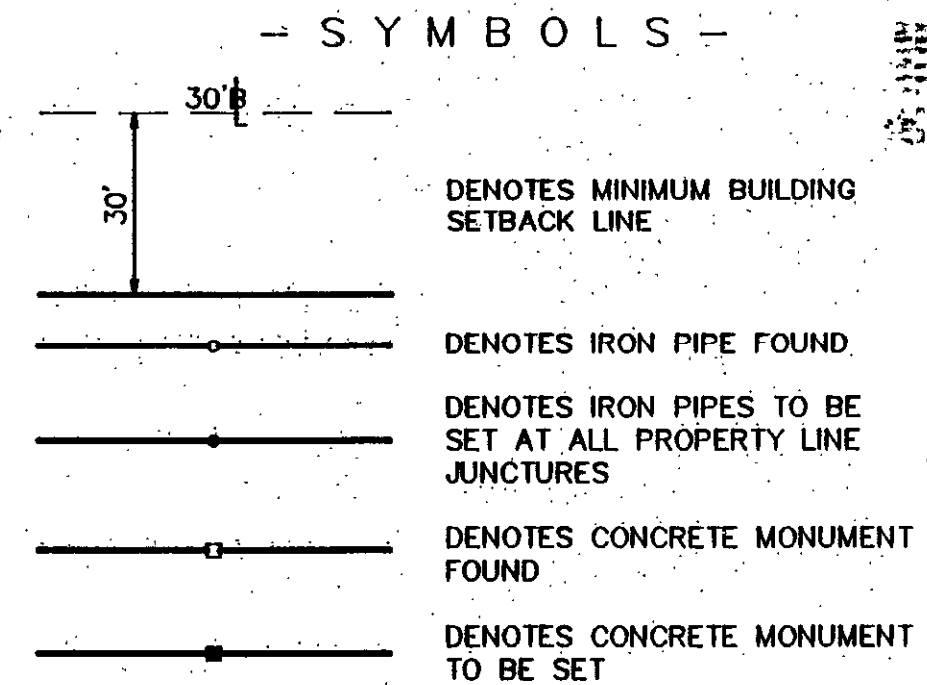
UTILITY NOTES:  
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

LOT AREA : 1.2451 ACRES OR 54,235 S.F.  
 AREA OF R/W DEDICATION : 0.0635 ACRES OR 2,768 S.F.  
 TOTAL SUBDIVIDED AREA : 1.3086 ACRES OR 57,003 S.F.

LINE DATA TABLE		
NUMBER	BEARING	DISTANCE
L1	S 86°36'45" E	5.00
L2	S 23°13'39" E	5.61

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	88°35'00"	25.00	38.51	24.25	34.81	N 49°32'30" E

APPROVED:  
*Alan M...* 3-07-07  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE



APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Al Maddalena*  
 PLAT APPROVING AGENT  
 DATE: 4/11/07

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK—POQUOSON THE 13 DAY OF April 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 070008675  
 11:49 am  
 TESTE: *Lynn S. Jenkins*  
 CLERK

BY: *Rachel Riebeck*