

VICINITY MAP
SCALE: 1" = 1 MILE

YORK COUNTY GEODETIC CONTROL MOMUMENTS
COORDINATES SHOWN ARE TAKEN FROM THE
COUNTY OF YORK SURVEY MARK REFERENCE
AND RECOVERY DATA SHEETS.
UNITS - U.S. SURVEY FEET

110	N3576181.365	E12081941.779
111-RESET	N3,575,691.365	E12,085,261.837
112	N3579062.299	E12086281.648
113-RESET	N3,575,484.683	E12,089,213.561

OWNER'S CONSENT AND DEDICATION

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.

AMBRITS POINT YORK, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Gary B. Harris 4-2-07
GARY B. HARRIS DATE
ASSISTANT MANAGER

NOTARY

Beverly H. Black, A NOTARY PUBLIC IN AND
FOR THE STATE OF 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF April, 2007.

NOTARY PUBLIC: Beverly H. Black

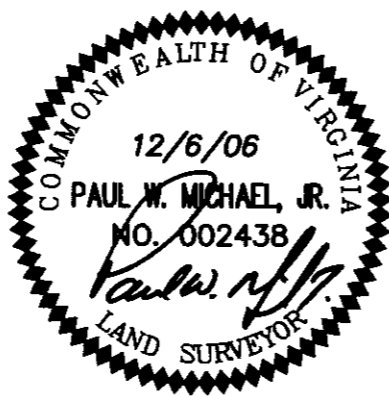
MY COMMISSION EXPIRES April 30, 2008

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 EMBRACED IN THIS SUBDIVISION IS IN
THE NAME OF AMBRITS POINT YORK, LLC, A VIRGINIA LIMITED LIABILITY
COMPANY, AND WAS ACQUIRED FROM JENNIE O. HOPSON AND NANCY G.
ALVARADO, TRUSTEES UNDER THE JENNIE O. HOPSON LIVING TRUST BY DEED
DATED JANUARY 18, 2006 AND DULY RECORDED IN THE CLERK'S OFFICE OF
THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN INSTRUMENT
NUMBER 060003166. I CERTIFY THAT THE MONUMENTS AND IRON RODS AS
SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 1, 2008.

Paul W. Michael, Jr. 12/6/06
PAUL W. MICHAEL, JR., L.S. DATE
VIRGINIA LAND SURVEYOR NO. 002438



GENERAL NOTES

- PROPERTY IS ALL OF TAX PARCEL 30-00-00-194A, GPIN U04C-0789-1068
PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
- TOTAL AREA OF SUBDIVISION - 646,690 S.F. - 14.846 ACRES.
- IMPROVEMENTS NOT SHOWN.
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS,
EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON
THIS PLAT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RECORD INFORMATION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE
OUTSIDE 500-YEAR FLOOD PLAIN), AS INDICATED ON THE FLOOD INSURANCE
RATE MAPS FOR THE COUNTY OF YORK, VIRGINIA, COMMUNITY PANEL NUMBER
510182 0037B AND 510182 0039B, DATED DECEMBER 16, 1988.
- ALL PROPOSED DRAINAGE AND/OR UTILITY EASEMENTS ARE HEREBY
CONVEYED TO THE COUNTY OF YORK, UNLESS OTHERWISE SHOWN.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED WITHIN THE
CHESAPEAKE BAY PRESERVATION AREAS (CBPA) INCLUDING RESOURCE
PROTECTION AREAS (RPA) OR THE RESOURCE MANAGEMENT AREAS (RMA).
- REFERENCE: 050032110, SOURCE PLAT FOR PARCEL 1.
- 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 NOTED ON THIS PLAT.
- 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/EGRESS OVER THE OWNERS ADJACENT
LAND 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.
- 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
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.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO
THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING
ORDINANCE.
- ALL COMMON AREAS ARE TO BE CONVEYED TO THE AMBRITS POINT
HOMEOWNERS ASSOCIATION.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE
SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY
ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW
STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.

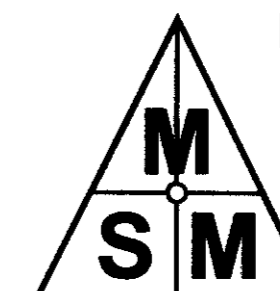
**SUBDIVISION PLAT OF
AMBRITS POINT**

**BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA**

DATE: DECEMBER 6, 2006 SCALE: N/A
REVISED: FEBRUARY 27, 2007
PROJECT NUMBER: 05-045

SHEET 1 OF 3

**MICHAEL SURVEYING
& MAPPING, P.C.**
610 THIMBLE SHOALS BLVD
SUITE 203-D
NEWPORT NEWS, VA. 23606
TEL 757.873.1762
FAX 757.873.1772



LEGEND

- IPF O DENOTES ORIGINAL 2" IRON PIPE FOUND
IN CONCRETE WITH COPPER PLUG
- IRF O DENOTES IRON ROD FOUND
- CMF □ DENOTES CONCRETE MONUMENT FOUND
- VDH □ DENOTES VA DEPARTMENT OF TRANSPORTATION
MONUMENT FOUND
- IRS ● DENOTES IRON SET W/ CAP
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

APPROVED

Christina M. ... 7/12/07
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena, PLAT APPROVING AGENT
DATE: 10/12/07

AREA TABLE

LOTS	7.641± ACRES
RIGHT OF WAY DEDICATION	0.594 ACRES
COMMON AREA	6.611± ACRES
TOTAL SUBDIVIDED AREA	14.846± ACRES

**STATE OF VIRGINIA
COUNTY OF YORK**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK-POQUOSON THE 17th DAY OF October, 2007.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE
LAW DIRECTS, AS INSTRUMENT NO. 070024967 3:24 pm
TESTE: Lynn S. Jenkins, CLERK
BY: Rachel Riestrich

2007 OCT 17 PM 3:24