

# York Meadows

## SECTION THREE

BETHEL DISTRICT  
COUNTY OF YORK, VIRGINIA

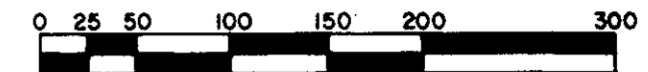
JOHNSON • BAIRD AND ASSOCIATES  
CIVIL ENGINEERING AND LAND SURVEYING

1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (757) 827-7208 — FAX (757) 827-7503

SCALE: 1" = 100'

DATE SEPTEMBER 1, 1997  
FILE NO. 91-042

SHEET 1  
OF 1



GRAPHIC SCALE

LEGEND:

- INDICATES CONCRETE MONUMENT FOUND
- INDICATES CONCRETE MONUMENT TO BE SET
- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE TO BE SET
- INDICATES 30' MINIMUM BUILDING SETBACK LINE
- - - INDICATES DRAINAGE EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- · - · - INDICATES DRAINAGE ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- · - · - INDICATES 10' RESTRICTIVE ACCESS EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK
- · - · - INDICATES VIRGINIA POWER EASEMENTS RECORDED IN D.B. 971, PGS. 863 - 867

INDICATES SIGHT EASEMENTS LOCATED AT STREET INTERSECTIONS. SAID EASEMENTS ARE HEREBY CONVEYED TO THE COUNTY OF YORK

SIGHT TRIANGLE EASEMENT NOTE:

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 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.

DRAINAGE AND UTILITY EASEMENT NOTE:

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: (i) 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 (ii) 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.

AREA SUMMARY

AREA WITHIN LOTS = 6.3928 ACRES  
AREA WITHIN R/W = 1.3903 ACRES  
AREA WITHIN COMMON AREA = 0.0000 ACRES  
TOTAL SUBDIVIDED AREA = 7.7831 ACRES

TAX MAP: 37 PARCEL 16

**A P P R O V E D**  
**YORK COUNTY BOARD OF**  
**SUPERVISORS**

BY: John T. Dunk, PE  
**PLAT APPROVING AGENT**

DATE: 12-5-97

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 5<sup>th</sup> DAY OF Dec, 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 12, PAGE 547 3:15

TESTE: Nancy B. Kane  
CLERK

BY: [Signature]  
DEPUTY CLERK

### PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA (MARCH 1989)

STATION 129: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 129". THE DISK IS LOCATED 20.0' EAST OF THE EDGE OF THE CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 19.5' NORTH OF THE CENTER LINE OF GORDON LANE (PRIVATE GRAVEL ROAD). (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078902.396 EASTING, 3568920.929 NORTHING).

STATION 130: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 130". THE DISK IS LOCATED 25.0' WEST OF THE CENTER LINE OF THE SOUTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 45.0' NORTHEAST OF UTILITY POLE #XL-79. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078167.888 EASTING, 3566391.839 NORTHING).

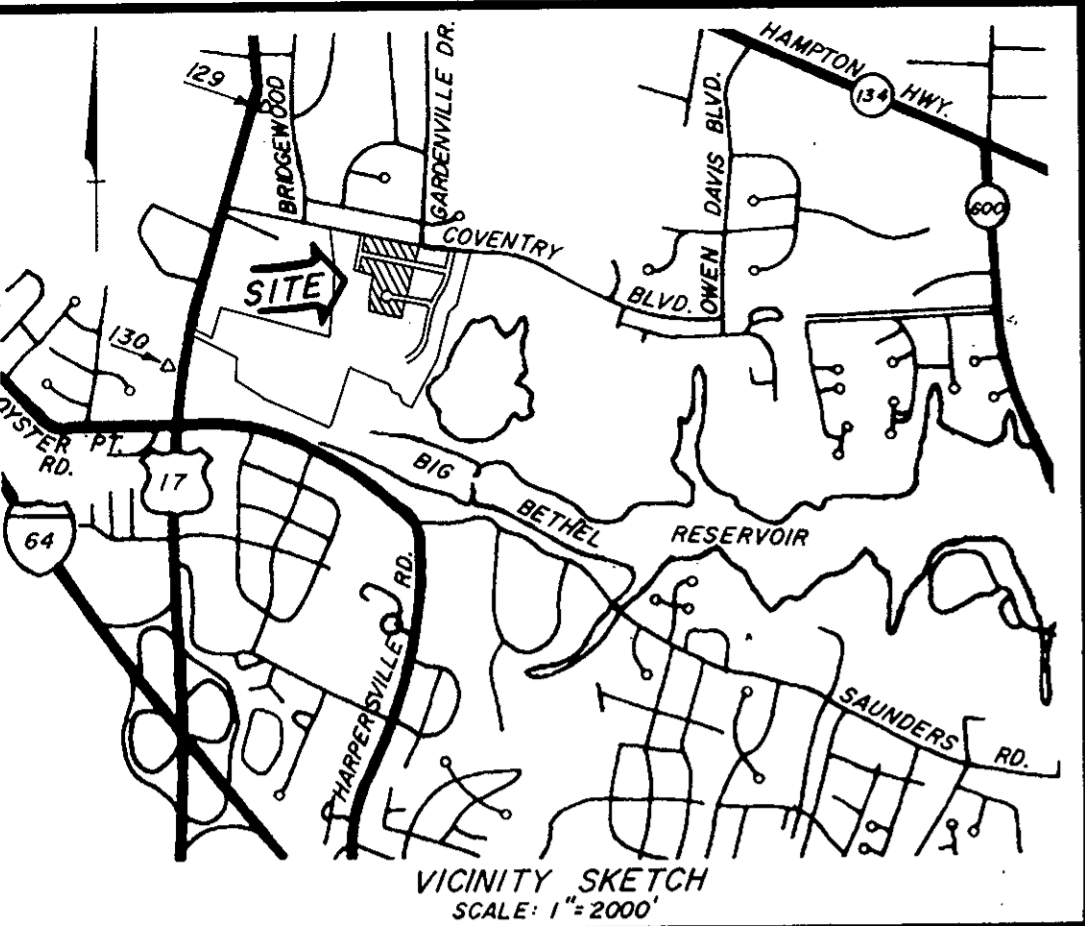
FLOOD ZONE DESIGNATION:

THE PROPERTY SHOWN ON THIS SUBDIVISION PLAT IS LOCATED IN ZONE X, AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0039 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

RPA - RMA DESIGNATION:

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

GRID NORTH COORDINATE SYSTEM VIRGINIA ESTABLISHED FROM YORK COUNTY CONTROL



CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 36°36'20" W
2	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 53°23'40" E
3	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 36°36'20" W
4	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 53°23'40" E
18	74°51'44"	25.00'	32.66'	19.13'	30.39'	N 60°57'48" E
19	91°47'28"	25.00'	40.05'	25.79'	35.90'	N 35°42'36" W
20	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 55°56'48" W
21	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 72°44'08" E

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.

LAND VENTURE DEVELOPERS AND BUILDERS, INC., A VIRGINIA CORPORATION

By: Johnny V. Hogg 11/14/97  
JOHNNY V. HOGG, PRESIDENT DATE

BRANCH BANKING AND TRUST COMPANY OF VIRGINIA DEED OF TRUST DATED JANUARY 2, 1997; RECORDED IN D.B. 930, PG. 474

BY: Thomas C. Broyles 11/14/97  
THOMAS C. BROYLES, TRUSTEE DATE

STATE OF VIRGINIA TO WIT:

I, Deputy M. Mayo, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14 DAY OF NOVEMBER 1997.

Deputy M. Mayo  
NOTARY PUBLIC

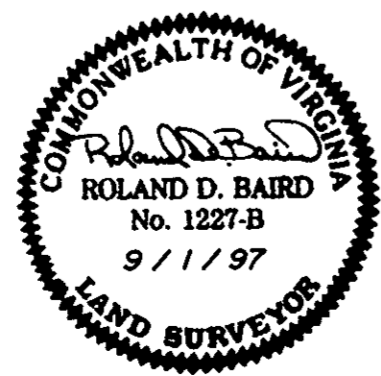
MY COMMISSION EXPIRES 9-30 1998.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

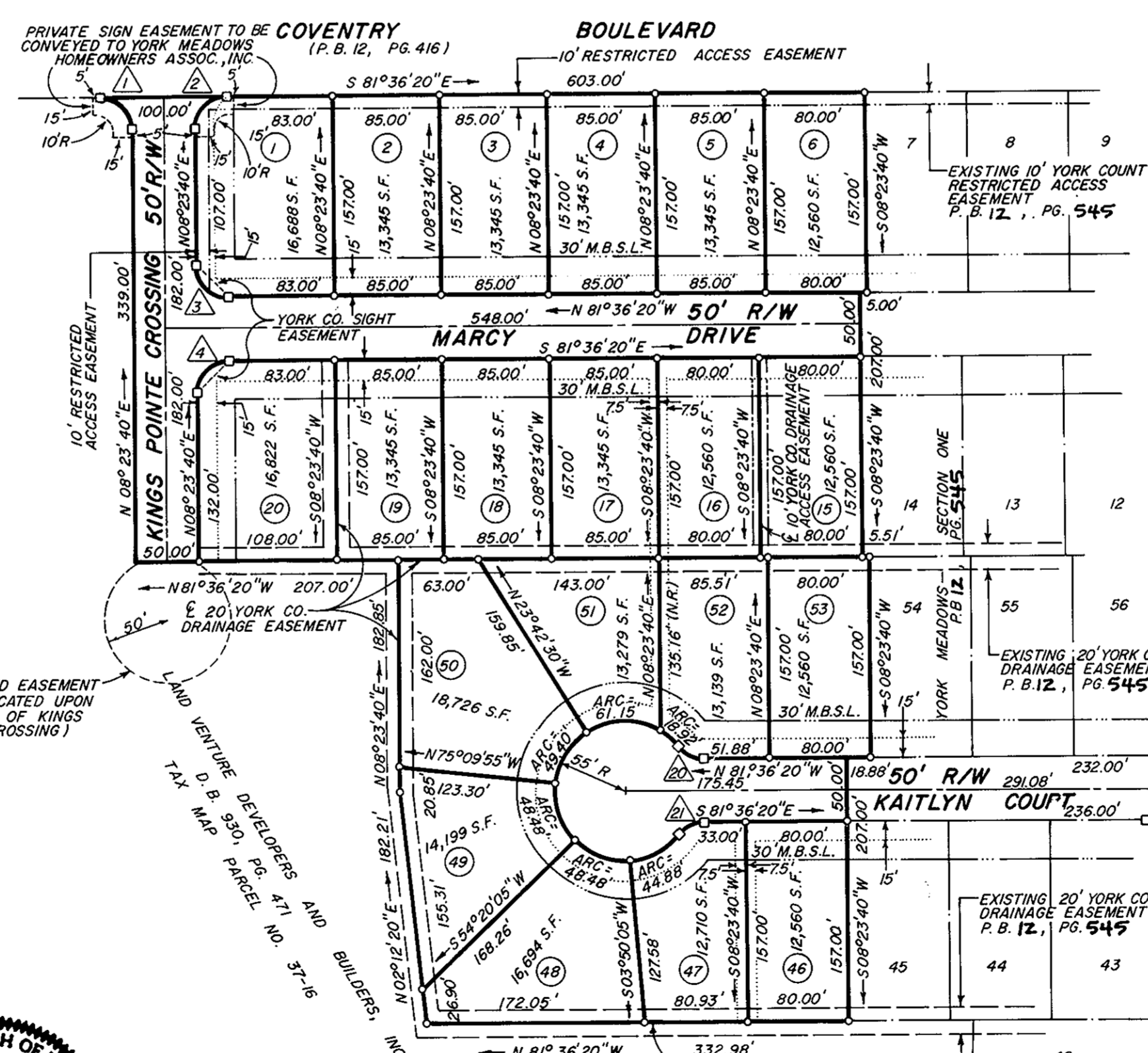
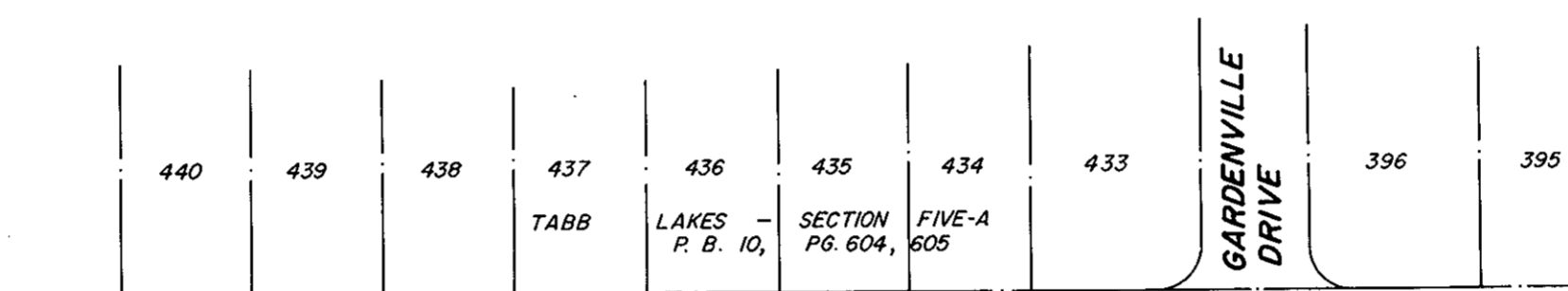
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF LAND VENTURE DEVELOPERS AND BUILDERS, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM ROBERT D. BOLDEN AND LAVINIA ROLLINS BOLDEN, AKA LAVENIA ROLLINS BOLDEN HUSBAND AND WIFE, BY DEED DATED JANUARY 2, 1997 AND DULY RECORDED IN DEED BOOK 930, PAGE 471 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 1998.

Roland D. Baird 9/1/97  
ROLAND D. BAIRD, LS. DATE



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 NOTED ON THE PLAT.



#### UTILITY NOTES

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 THE COUNTY OF YORK.

ALL COMMON AREAS ARE TO BE CONVEYED TO THE YORK MEADOWS HOMEOWNERS ASSOCIATION, INC.