

VICINITY MAP
SCALE: 1" = 2000'

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.

HAMPTON ROADS DEVELOPMENT, L.L.C.
BY: VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION, ITS MANAGER

BY: George E. Fiscella 11/27/01
GEORGE E. FISCELLA, PRESIDENT DATE

STATE OF VIRGINIA TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF November, 2001, BY GEORGE E. FISCELLA, PRESIDENT OF VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION AND MANAGER OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES: March 31, 2002

John B. Armstrong
NOTARY PUBLIC

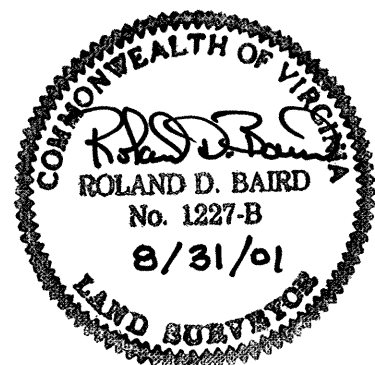
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM:

1. VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION, BY DEED DATED OCTOBER 15, 1998 AND DULY RECORDED IN DEED BOOK 1052, AT PAGE 790 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
2. THE HEIRS AT LAW OF WESTLEY THOMAS AND MARGARET THOMAS BY DEEDS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA ON DECEMBER 30, 1998 IN DEED BOOK 1063, AT PAGES 678, ET SEQ., ON FEBRUARY 26, 1999 IN DEED BOOK 1075, AT PAGES 645, ET SEQ. AND INSTRUMENT NO. 000002361, PAGE 107 MARCH 9, 2000.
3. FOXWOOD ASSOCIATION, INC., A VIRGINIA CORPORATION, BY DEED DATED JANUARY 15, 1999 AND DULY RECORDED IN DEED BOOK 1068, AT PAGE 616 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 DECEMBER 31, 2001

Roland D. Baird 8/31/01
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.

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

STATION 109: A 3 1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 109". THE DISK IS LOCATED 17.5' EAST OF THE EDGE OF THE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 25.0' SOUTHWEST OF UTILITY POLE #XA-98. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078059.409 EASTING, 3575931.591 NORTHING).

STATION 120: A 3 1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 120". THE DISK IS LOCATED 13.0' SOUTH OF THE EDGE OF THE PAVEMENT OF THE EASTBOUND LANES OF ROUTE 171 (VICTORY BOULEVARD), 9.0' NORTHEAST OF THE TRAFFIC SIGNAL POLE. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078735.772 EASTING, 3572959.931 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.

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

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
19	91°20'05"	25.00'	39.85'	25.59'	35.77'	N 39°20'03"E
20	88°39'55"	25.00'	38.69'	24.42'	34.94'	N 50°39'58"W
21	27°10'23"	120.00'	56.91'	29.00'	56.38'	N 81°24'44"W
22	70°40'15"	145.00'	178.85'	102.80'	167.73'	N 59°39'48"W
23	70°40'15"	170.00'	209.69'	120.52'	196.64'	N 59°39'48"W
24	98°19'19"	25.00'	42.90'	28.92'	37.83'	N 18°39'52"W
25	234°49'27"	55.00'	225.41'	---	97.65'	N 86°54'56"W
26	18°42'36"	400.00'	130.62'	65.90'	130.04'	N 09°03'52"W
27	12°27'17"	425.00'	92.38'	46.38'	92.20'	N 05°56'12"W
28	18°42'36"	450.00'	146.95'	74.13'	146.30'	N 09°03'52"W
29	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 44°42'34"W
30	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 45°17'26"E
31	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 25°22'06"W
32	51°19'04"	25.00'	22.39'	12.01'	21.65'	N 25°56'58"E
33	282°38'08"	55.00'	271.31'	---	68.75'	N 89°42'34"E
34	27°11'08"	175.00'	83.03'	42.31'	82.26'	N 76°07'00"W
35	55°15'29"	200.00'	192.89'	104.69'	185.50'	N 62°04'49"W
36	55°15'29"	225.00'	217.00'	117.77'	208.69'	N 62°04'49"W
37	90°00'00"	25.00'	39.27'	25.00'	35.35'	N 17°31'26"W
38	241°55'39"	55.00'	232.23'	---	94.32'	N 86°30'45"E

NOTES:

1. ALL COMMON AREAS ARE TO BE CONVEYED TO THE FOXWOOD HOMEOWNERS ASSOCIATION, INC.
2. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
3. THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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 LAW.
4. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
5. THE PROPERTY IS ZONED R20 (SINGLE FAMILY RESIDENTIAL DISTRICT).
6. A MINIMUM 30' FRONT YARD BUILDING SETBACK AND A MINIMUM 15' PRINCIPAL BUILDING SEPARATION IS REQUIRED.

FOXWOOD
SECTION THREE

BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA

JOHNSON - BAIRD AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING
1638 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645 - PHONE (757) 827-7208 - FAX (757) 827-7503

DATE: AUG. 31, 2001 SHEET 1
FILE: 97-0753A OF 3

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 EASEMENTS AS SHOWN AND LABELED
- ⌋ 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 = 9.3178 ACRES
AREA WITHIN R/W = 2.3288 ACRES
AREA WITHIN COMMON AREA = 9.8070 ACRES
TOTAL SUBDIVIDED AREA = 21.4536 ACRES

GPIN S04c-0775-1449 & S04c-0347-1120
TAX MAP NUMBERS 29-00-00-123 & 29-15-00-000B

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1/17/02

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 17 DAY OF January, 2002, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 920000921 3:03 P.M.

TESTE: Lynn S. Jenkins
CLERK

BY: Susan D. Randall
DEPUTY CLERK