



STATISTICAL DATA

TOTAL SUBDIVIDED AREA.....	569,244 SF (13.0680 ACRES)
FORMER AREA OF LOT 5.....	24,296 SF (0.5578 ACRE)
FORMER AREA OF LOT 6.....	522,588 SF (11.9970 ACRES)
FORMER AREA OF LOT 3.....	22,360 SF (0.5133 ACRES)
NEW AREA OF LOT 6.....	420,412 SF (9.6513 ACRES)
NEW AREA OF LOT 5.....	121,201 SF (2.7824 ACRES)
NEW AREA OF LOT 3.....	27,631 SF (0.6343 ACRES)
MINIMUM FRONT YARD.....	40'
MINIMUM REAR YARD.....	10'
MINIMUM SIDE YARD.....	10'
ZONING.....	LB LIMITED BUSINESS
REFERENCES.....	PB 13, PP 65 & 66
TAX MAP# 024-80-00-005	GPIN# Q09A-1459-2763 (LOT 5)
TAX MAP# 024-80-00-006	GPIN# Q09A-1399-3125 (LOT 6)
TAX MAP# 024-80-00-003	GPIN# Q09A-1621-2645 (LOT 3)

RESUBDIVISION OF  
LOTS 3, 5 & 6  
SUBDIVISION OF THE PROPERTY OF  
L. R. O'HARA ESTATE  
NELSON DISTRICT  
YORK COUNTY, VIRGINIA

JUNE 14, 2002

SHEET 1 OF 2

Simmons Newsome, P.C.

Surveyors Planners  
110A Dare Road  
Yorktown, Virginia 23692  
Phone (757) 898-4914 Fax (757) 898-4914



VICINITY MAP

SCALE: 1" = 2000'

058 YORK COUNTY CONTROL STATION

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:

William A. Ambrose 08/07/02  
WILLIAM A. AMBROSE - OWNER LOT 6 DATE

Joseph R. Ambrose, Jr. 09/12/02  
JOSEPH R. AMBROSE, JR. - OWNER LOT 6 DATE

NONE

TRUSTEE LOT 6 DATE

John A. Franklin 09/12/02  
JOHN A. FRANKLIN - OWNER LOT 5 DATE

NONE

TRUSTEE LOT 5 DATE

YORK SHORES, INC. - A VIRGINIA CORP. 09/12/02  
OWNER LOT 3 DATE

BY: Joseph R. Ambrose, Jr. TITLE PRESIDENT  
JOSEPH R. AMBROSE, JR. DATE

NONE

TRUSTEE LOT 3 DATE

NOTARY FOR JOSEPH R. AMBROSE, JR., JOHN A. FRANKLIN & YORK SHORES INC.

Sherry Gresham a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.  
Given under my hand this 12th day of September 2002

Sherry Gresham Notary Public

My commission expires January 31, 2003

To the best of my knowledge and belief, all 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 as follows: Lot 6 is in the name of William A. Ambrose and Joseph R. Ambrose, Jr. and was acquired from Crestar Bank and James M. O'Hara, executors and trustees by deed dated February 28, 1989 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Deed Book 550 at Page 551; Lot 5 is in the name of John A. Franklin and was acquired from William A. Ambrose and Joseph R. Ambrose, Jr. by deed dated December 3, 2001 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument #010020526; Lot 3 is in the name of York Shores, Inc. and was acquired from William A. Ambrose and Valerie A. Ambrose and Joseph R. Ambrose, Jr. and Sandra J. Ambrose by deed dated December 21, 1999 and duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Instrument #990021316. I hereby certify that a rod has been set at the newly created northwest corner of Lot 3.



M. Reid Church  
M. REID CHURCH, L.S.

UTILITIES NOTES:  
WATER:  
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:  
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

SURVEYOR'S NOTES:

1. THE BOUNDARIES SHOWN HEREON ARE BASED SOLELY ON RECORD INFORMATION AND NO FIELD SURVEY WAS PERFORMED FOR THE CREATION OF THIS PLAT WITH THE EXCEPTION OF LOCATING PHYSICAL IMPROVEMENTS TO LOT 3.
2. ALL PROPERTY MONUMENTS WERE REQUIRED TO BE SET PER PB 13, PP 65 & 66 (I.E; NO MONUMENTS HAVE BEEN SET FOR THIS RESUBDIVISION WITH THE EXCEPTION OF THE NEWLY CREATED NORTHWEST CORNER OF LOT 3).
3. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
4. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY JOHN A. FRANKLIN AND YORK SHORES, INC., RESPECTIVELY, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

NOTARY FOR WILLIAM A. AMBROSE

Gabriel Mullins Notary Public in and for the County Henrico of the State of VA do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.  
Given under my hand this 7 day of August 2002

Gabriel Mullins Notary Public

My commission expires My Commission Expires July 31, 2004

LEGEND

- Pipe/Rod Set per PB 13, pp 65 & 66
- Concrete Monument per PB 13, pp 65 & 66
- Pipe/Rod Found per PB 13, pp 65 & 66
- Concrete Monument per PB 13, pp 65 & 66
- RPA Resource Protection Area
- RMA Resource Management Area

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
055	12063482.948	3804418.749
056	12064796.016	3603684.219
057-RESET	12064020.726	3602283.485
058	12067979.271	3601253.260

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

FLOOD ZONE : X  
COMMUNITY-PANEL NUMBER : 510182 0032 B  
DATE OF F.I.R.M. : DECEMBER 16, 1988

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
Plat Approving Agent

DATE: 2/19/2003

STATE OF VIRGINIA  
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 21st day of February, 2003 this map was presented and admitted to record as william the law directs in Instrument # 03000499

TESTE: Lynn S. Jenkins, Clerk

BY: Thelma J. Thomas, D.E.

01-10-2604  
ADJUSTMENT.DWG

SIMMONS NEWSOME, P.C. COPY