

VICINITY MAP SCALE: 1"=2000'

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS:

THE UNITED STATES OF AMERICA

*Pamela McLay*  
 SIGNATURE DATE 8-25-03  
 PAMELA McLAY, ACTING REALTY OFFICER

County Philadelphia  
 CITY OF Philadelphia  
 STATE OF PENNSYLVANIA  
 I, LINDA A. BEYER, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27 DAY OF AUGUST 2003.

NOTARY PUBLIC *Linda A. Beyer*  
 MY COMMISSION EXPIRES:



DATE

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 WITHIN THIS SUBDIVISION IS IN THE NAME OF THE UNITED STATES OF AMERICA AND WAS ACQUIRED FROM JAMESTOWN CORPORATION BY DEED DATED FEB. 16, 1931 AND RECORDED IN DEED BOOK 45, PAGE 494, AND IS DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2003.

PETER FARRELL, L.S. 002036 DATE 8-15-03  
*Peter Farrell*



GEORGE WASHINGTON MEMORIAL HIGHWAY  
 VARIABLE WIDTH EASEMENT  
 D.B. 71, PG. 37

MONUMENTS FOUND  
 HAVE BEEN DISTURBED

N11°02'53"E 17.98'  
 N=3615726.22 E=12061845.28  
 IPF

PARCEL 4A IS SUBDIVIDED OUT OF PARCEL 4 TAX PARCEL # 18-00-00-023 CONTAINING 54 ACRES. AS CALLED OUT IN A DEED DATED FEB. 16, 1931 AND RECORDED IN DEED BOOK 45 AT PAGE 494.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

THE PROPERTY SHOWN HEREON LIES WITHIN A RESOURCE MANAGEMENT AREA.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO FEMA - NFIP COMMUNITY PANEL 510182-00148 DATED DECEMBER 16, 1988.

BEARINGS SHOWN ON THIS PLAT DO NOT NECESSARILY REFLECT BEARINGS SHOWN ON PLATS OF RECORD, BUT ARE BASED ON COUNTY OF YORK, VA 1989 HORIZONTAL CONTROL MONUMENTATION. (VA STATE PLANE COORDINATES-SOUTH ZONE-NAD 1983), AS PER COUNTY OF YORK SUBDIVISION ORDINANCE 20.5-57.

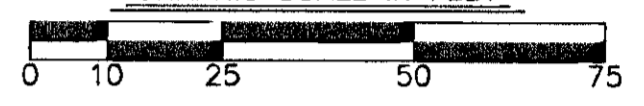
N/F  
 THE ABINGDON GROUP LLC  
 INST. # 99018616  
 GPIN # P12C-1949-0784  
 TAX PARCEL # 18A-01-00-007D

SUBDIVISION  
 OF THE PROPERTY OF  
 UNITED STATES OF AMERICA  
 NELSON DISTRICT COUNTY OF YORK, VIRGINIA  
 DATE: JULY 29, 2003 SCALE 1" = 25'  
 REVISED: AUG. 15, 2003



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 Williamsburg, VA 23188  
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 Fax (757) 229-0049  
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 Tel. (757) 473-2000  
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 Email: lmdg@landmarkdkg.com

PLAN SCALE: 1"=25'  
 GRAPHIC SCALE IN FEET



LEGEND

- CMF CONC. MONUMENT FOUND
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND

NOTE:  
 THE PROPERTY SHOWN HEREON IS ZONED YVA (YORKTOWN VILLAGE ACTIVITY DISTRICT).

MINIMUM SETBACK REQUIREMENTS:

- FRONT YARD 25'
- SIDE YARD 10'
- REAR YARD 20'

TAX PARCEL IS PORTION OF #18-00-00-023  
 NPS TRACT 05-163

REFERENCES:

- D.B. 45, PG. 494
- H.P.B. 1, PG 44-50
- H.P.B. 3, PG 57
- D.B. 71, PG. 37

REFERENCE: COUNTY OF YORK HORIZONTAL AND VERTICAL CONTROL STA. 050  
 N=3614874.66  
 E=12061943.25

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

By: *Al Maddalena*  
 PLAT APPROVING AGENT

DATE: 8/19/03

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 2<sup>nd</sup> DAY OF Sept 2003 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS INSTRUMENT NO. 030928637

TESTE: *Lynn S. Jenkins* 2:27pm  
 CLERK  
 By: *Pamela McLay, P.C.*