

VICINITY MAP SCALE: 1" = 2000'

LEGEND:

- DENOTES PIN OR PIPE FOUND
- DENOTES PIN SET

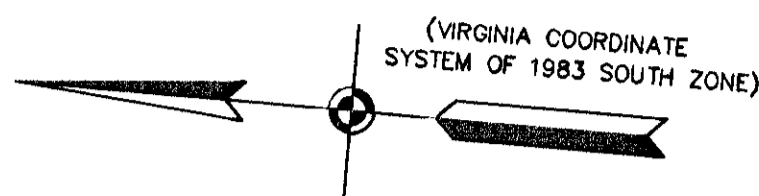
NOTES:

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.

PROPERTY IS ZONED RR (RURAL RESIDENTIAL)

SETBACKS: FRONT= 50'
SIDE= 20'
REAR= 50'

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	134°48'00"	58.82'	60.06'	46.16'	N63°44'00"W



RESUBDIVISION OF LOT 3 AND LOT 4, BLOCK "A", ILEX ACRES

(P.B. 7, P. 24)
GRAFTON DISTRICT - YORK COUNTY, VIRGINIA
SCALE: 1" = 50' AUGUST 5, 2003
0 25 50 100 150 200 FEET
GRAPHIC SCALE

THE SIRINE GROUP, LTD.
SURVEYORS • ENGINEERS • PLANNERS
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
P.O. BOX 450, U.S. ROUTE 17
WHITE MARSH, VIRGINIA 23183
(804) 693-9548

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY.

JAMES L. CLAYTON

BY: [Signature] DATE: 10/16/03
JAMES L. CLAYTON

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Bobbie L. Ritchie, A NOTARY PUBLIC IN AND FOR YORK COUNTY, 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 COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16th DAY OF October, 2003.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 31, 2004

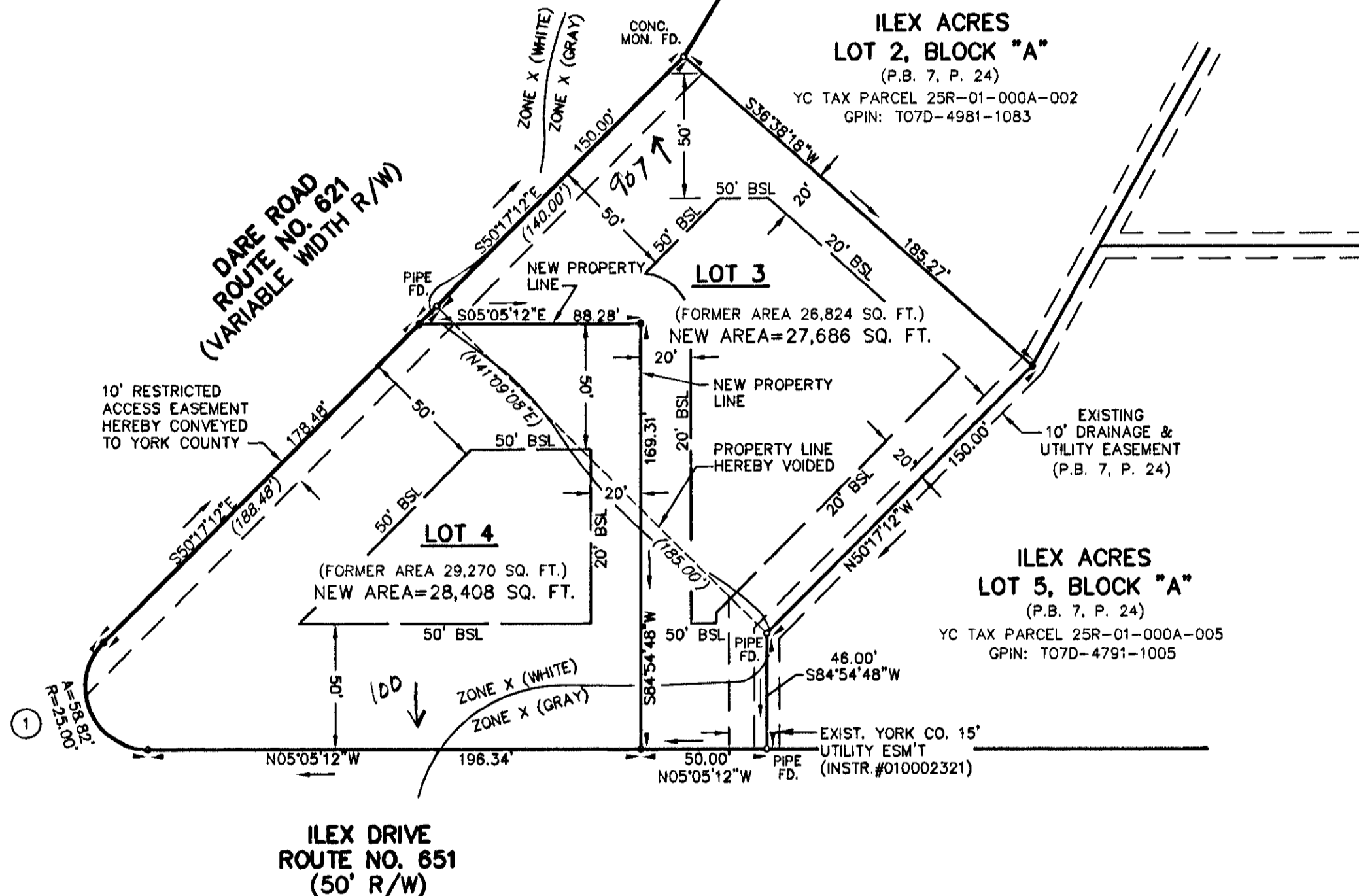
SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING 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 IS AS FOLLOWS.

LOT 3 AND LOT 4, BLOCK "A" AS SHOWN ON THIS PLAT ARE IN THE NAME OF JAMES L. CLAYTON, MARRIED, AND WERE ACQUIRED FROM HENRY W. AYER, JR. AND JESSE WINFIELD HODGES, JR. AND JUDY MEREDITH HODGES AND JAMES L. CLAYTON AND JANET W. CLAYTON BY DEED DATED OCTOBER 28, 2002 AND RECORDED AS INSTRUMENT NUMBER 020022986 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2003.

SIGNED: [Signature] DATE: 10/16/2003
JAMES S. LEIGH, L.S. # 1758



ALL OF THE AREA CONTAINED IN THIS SUBDIVISION IS 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 (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 JAMES L. CLAYTON AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

FLOOD NOTE

PROPERTY LIES IN ZONE X (GRAY), AREAS OF 500-YEAR FLOOD AND ZONE X (WHITE), (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0037B, DECEMBER 16, 1988.

CERTIFICATE OF APPROVAL

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 10/28/03

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 31st DAY OF October, 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 030034395.

TESTE: [Signature] 9:03 am
CLERK

BY: [Signature]

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
25R-01-000A-003; GPIN: T07D-4855-1163
25R-01-000A-004; GPIN: T07D-4745-1270

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.

TOTAL SUBDIVIDED AREA = 56,094 SQ. FT. OR 1.288 ACRES

