

CALLAHAN VILLAGE DUPLEXES

COUNTY OF YORK, VIRGINIA

SCALE : 1" = 40' DATE : 6 NOV. 1995



GRAPHIC SCALE

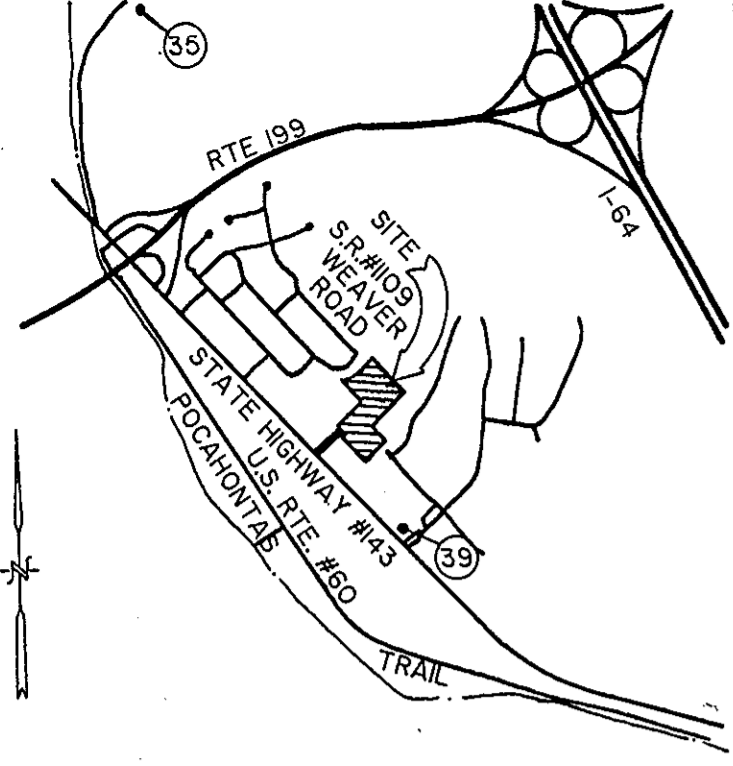
SHEET 1 OF 3

DAVIS & ASSOCIATES

SURVEYORS - PLANNERS
4033 GEO. WASH. MEM. HWY.
YORKTOWN, VIRGINIA 23692
(804) 898-9414

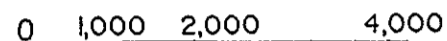
- SYMBOLS -

- DENOTES IRON ROD SET
- DENOTES IRON ROD FOUND
- DENOTES PIPE FOUND
- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE AND / OR UTILITIES EASEMENT HEREBY CONVEYED TO COUNTY OF YORK



VICINITY MAP

SCALE : 1" = 2,000'



GRAPHIC SCALE

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.

Robert O. Foster 4 DEC. 95
PRESIDENT WE CORPORATION, A VA. CORP. DATE
ROBERT O. FOSTER

Donald N. Patten 12/4/95
TRUSTEE-DONALD N. PATTEN OR S. DATE
FREAR HAWKINS, II EITHER OF WHOM
MAY ACT-COMMERCE BANK-(D.B. 828,
PG. 489-DATED 27 DEC. 1994)

STATE OF VIRGINIA TO WIT :
I, Judy D. Knobling, A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 4th DAY OF December, 1995.

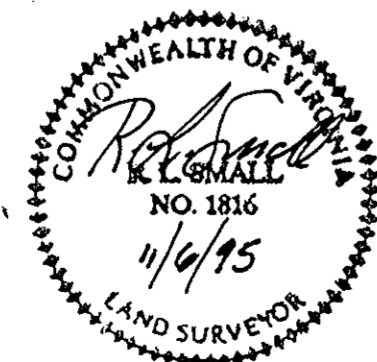
Judy D. Knobling
NOTARY PUBLIC

MY COMMISSION EXPIRES : February 29, 1996

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 IN THE NAME OF WE CORPORATION AND WAS ACQUIRED FROM G. ANDREW NEA, JR. SUBSTITUTE TRUSTEE BY DEED DATED 14 JUNE 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 731 ; PAGE 474.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 25, 1996.

R.L. Small 11/6/95
R.L. SMALL, C.L.S. DATE



UTILITY NOTES :
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.

- 35 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 035". THE DISK IS LOCATED ON THE GROUNDS OF THE GRIFFIN-YEATES CENTER, ON ROUTE 677 (GOVERNMENT ROAD), 24.0' SOUTHEAST OF THE CENTER LINE OF ROUTE 677, 42.5' NORTHEAST OF THE FIRE HYDRANT (RED WITH WHITE CAP). COORDINATES-U.S. SURVEY FEET- 12017812.989(E) ; 3622967.181(N)
- 39 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 039". THE DISK IS LOCATED AT THE SOUTHWEST END OF THE GRASS MEDIAN ON ROUTE 1123 (TAM-O-SHANTER BOULEVARD) AT THE INTERSECTION WITH ROUTE 143 (MERRIMAC TRAIL), 23.0' SOUTHEAST OF THE CENTER LINE OF THE EASTBOUND LANES OF ROUTE 1123, 39.0' NORTHEAST OF THE CENTER LINE OF ROUTE 143. COORDINATES-U.S. SURVEY FEET-1202982.199(E) ; 3617510.523(N)

NOTE : DRAINAGE & 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 : (A) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNERS LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (B) 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.

NOTE : PROPERTY LOCATED WITHIN THIS SUBDIVISION IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 510182 0030 B. EFFECTIVE DATE : DECEMBER 16, 1988.

NOTE : 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.

NOTE : 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 THIS PLAT.

TAX MAP 15, PARCELS (C) E, D-I

NOTE : ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE CALLAHAN VILLAGE DUPLEXES HOMEOWNERS ASSOCIATION.

COMMON AREA : 3.8630 ACRES
LOT AREA : 3.6714 ACRES
TOTAL SUBDIVIDED AREA : 7.5344 ACRES

NUMBER	DIRECTION	DISTANCE
L1	N 45°26'50" W	7.59'
L2	N 44°23'14" E	9.88'
L3	S 51°14'02" E	14.74'
L4	N 45°36'44" W	12.76'
L5	N 51°14'03" W	13.25'
L6	N 45°36'44" W	17.67'
L7	S 45°16'02" E	13.01'
L8	S 44°35'46" W	22.81'
L9	S 45°16'02" E	12.99'
L10	N 44°23'16" E	25.00'
L11	S 66°20'41" E	24.04'
L12	S 65°16'14" E	9.99'

NUMBER	DELTA	RAD	ARC	TAN	CHORD	CHD. BRG.
C1	50°00'00"	255.00	222.53	118.91	215.54	S 19°33'47" W
C2	50°00'00"	200.00	174.54	93.26	169.05	N 19°33'47" E
C3	49°49'32"	455.41	396.03	211.52	383.67	S 19°28'30" W
C4	11°49'14"	465.41	96.02	48.18	95.85	S 30°38'23" W
C5	04°52'57"	465.41	39.66	19.84	39.65	N 41°56'48" E
C6	49°49'32"	400.41	348.20	185.97	337.34	N 19°28'30" E
C7	06°28'26"	390.41	44.11	22.08	44.09	S 20°50'55" W
C8	15°28'46"	390.41	105.48	53.06	105.16	S 31°42'23" W

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY : John T. Quinn, PE
PLAT APPROVING AGENT

DATE : 3-3-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 3rd DAY OF March, 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 446.

TESTE : Nancy B. Kane, Clerk
CLERK

BY : Brenda S. Hughes D.C.