

YORK COUNTY PRIMARY GEODETIC CONTROL MONUMENT # 034

350

CURVE DATA TABLE

NO.	DELTA	RAD.	ARC	TAN.	CHORD	CH BEARING
1	26° 47' 37"	275.00'	128.60'	65.50'	127.43'	N 64° 22' 52" W
2	90° 00' 00"	25.00'	39.27'	25.00'	35.36'	N 84° 00' 00" W
3	91° 11' 40"	25.00'	39.79'	25.53'	35.72'	N 05° 24' 10" W

LINE DATA TABLE

LETTER	BEARING	DISTANCE
A	N 51° 00' 00" W	500.00'

LEGEND

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD SET
- ◉ DENOTES IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- BUILDING SETBACK LINE
- 20' X 20' SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
- 20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- 20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

**QUEEN'S CREEK ESTATES
SECTION 2 A
BRUTON DISTRICT
YORK COUNTY, VIRGINIA**

DATED : 5 - 6 - 97 JOB NO. : 97143

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776
Fax No. (757) 229-4683

Civil Engineering
Environmental Engineering
Land Surveying
internet: rickmond@tri.net



SCALE : 1" = 100'

VICINITY MAP - SCALE : 1" = 2000'

OWNERS CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER'S

George Piscella 7/11/97
GEORGE PISCELLA DATE

TITLE: MANAGER
FOR: QUEEN'S CREEK, L.L.C.
(A VIRGINIA LIMITED LIABILITY COMPANY)

STATE OF VIRGINIA, TO WIT:

I, Deborah M. Beaves A NOTARY PUBLIC IN AND FOR THE City OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11th DAY OF July, 1997

Deborah M. Beaves
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2000

SURVEYORS 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 IN THE NAME OF QUEEN'S CREEK, L.L.C. AND WAS ACQUIRED FROM VIRGINIA ENTERPRISE, INC. BY DEED DATED 7-25-96, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 208, PAGE 88. I CERTIFY THAT THE MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 6-30-98.

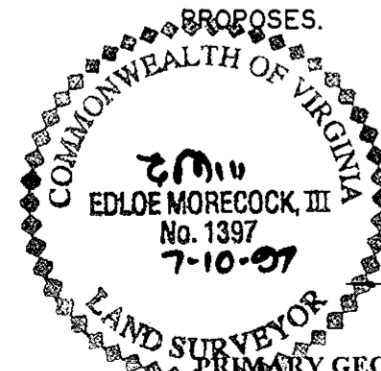
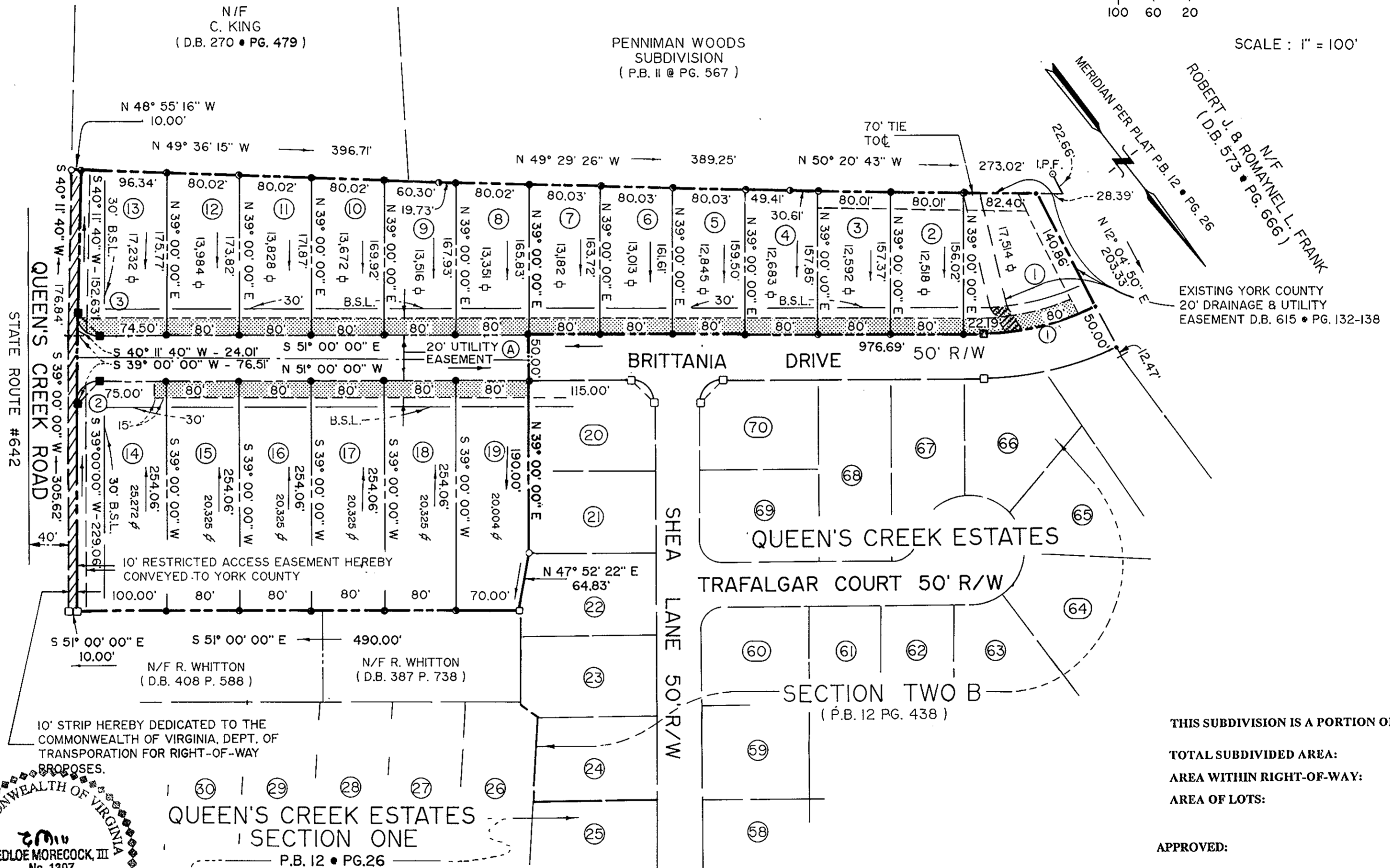
Edloe Morecock III 7-10-97
EDLOE MORECOCK, III, C.L.S. #1397 DATED

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 STREET, 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.

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.



034 - A 3 1/4 DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 034." THE DISK IS LOCATED AT THE NORTHEAST INTERSECTION OF ROUTE 1110 (SPRINGFIELD DRIVE) AND 1114 (HICKORY HILLS DRIVE), 27.0' EAST OF THE CENTERLINE OF ROUTE 1114, 27.0' NORTH OF THE CENTERLINE OF ROUTE 1110.

X-12017174.526 Y-3628249.540 U.S. SURVEY FEET

NOTE: PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 510182 0030B EFFECTIVE DATE DEC. 16, 1988.

NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

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) AND SIX(6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BE 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.

THIS SUBDIVISION IS A PORTION OF TAX MAP AND PARCEL NO. II - 2 - B

TOTAL SUBDIVIDED AREA: 7.7286 ACRES
AREA WITHIN RIGHT-OF-WAY: 0.6923 ACRES
AREA OF LOTS: 7.0363 ACRES

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Paul Duma, PE*

PLAT APPROVING AGENT

DATE: 11-18-97

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 10th OF Nov 19 97 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 536.

TESTE: Nancy B. Kane
CLERK

BY: *Sunde S. Hughes D.C.*