

VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CONSENT AND DEDICATION
THE PLATTING OF THE LAND HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

[Signature] 8/25/98
FOR MICHAEL C. BROWN, LTD. PRESIDENT TITLE DATE
[Signature] 8/17/98
JAMES H. HUDSON, III, TRUSTEE DATE
CITIZENS AND FARMERS BANK
[Signature] 8/19/98
DOUGLAS D. MONROE, JR., TRUSTEE DATE
CHESAPEAKE BANK

FOR: MICHAEL C. BROWN, LTD.
NOTARY: STATE OF VIRGINIA
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 25 DAY OF August, 1998.
MY COMMISSION EXPIRES 02-28, 192002.

FOR: JAMES H. HUDSON, III, TRUSTEE
NOTARY: STATE OF VIRGINIA
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 JURISDICTION AFORESAID.

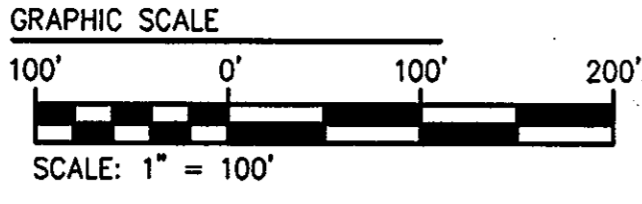
GIVEN UNDER MY HAND THIS 17 DAY OF August, 1998.
MY COMMISSION EXPIRES 02-28, 192002.

FOR: DOUGLAS D. MONROE, JR., TRUSTEE
NOTARY: STATE OF VIRGINIA
I, *[Signature]*, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF August, 1998.
MY COMMISSION EXPIRES August 31, 192000.
[Signature], Notary Public

SURVEYOR'S STATEMENT
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 MICHAEL C. BROWN, LTD., AND WAS ACQUIRED FROM HAROLD ELWOOD FLATTEN BY DEED DATED OCTOBER 4, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 866, AT PAGE 591. A DEED OF TRUST DATED OCTOBER 10, 1995 IS HELD BY JAMES H. HUDSON, III (TRUSTEE) AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 866, AT PAGE 594. A SECOND DEED OF TRUST DATED JANUARY 16, 1998 IS HELD BY DOUGLAS D. MONROE, JR. (TRUSTEE) AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 989, AT PAGE 3. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT SHALL BE SET ON OR BEFORE AUGUST 1, 1998.

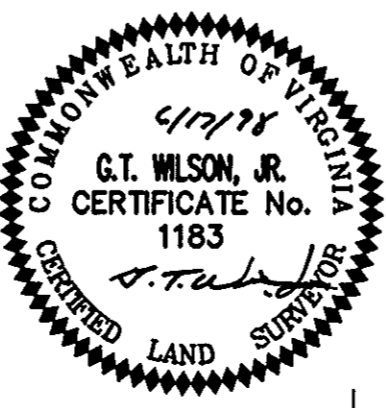
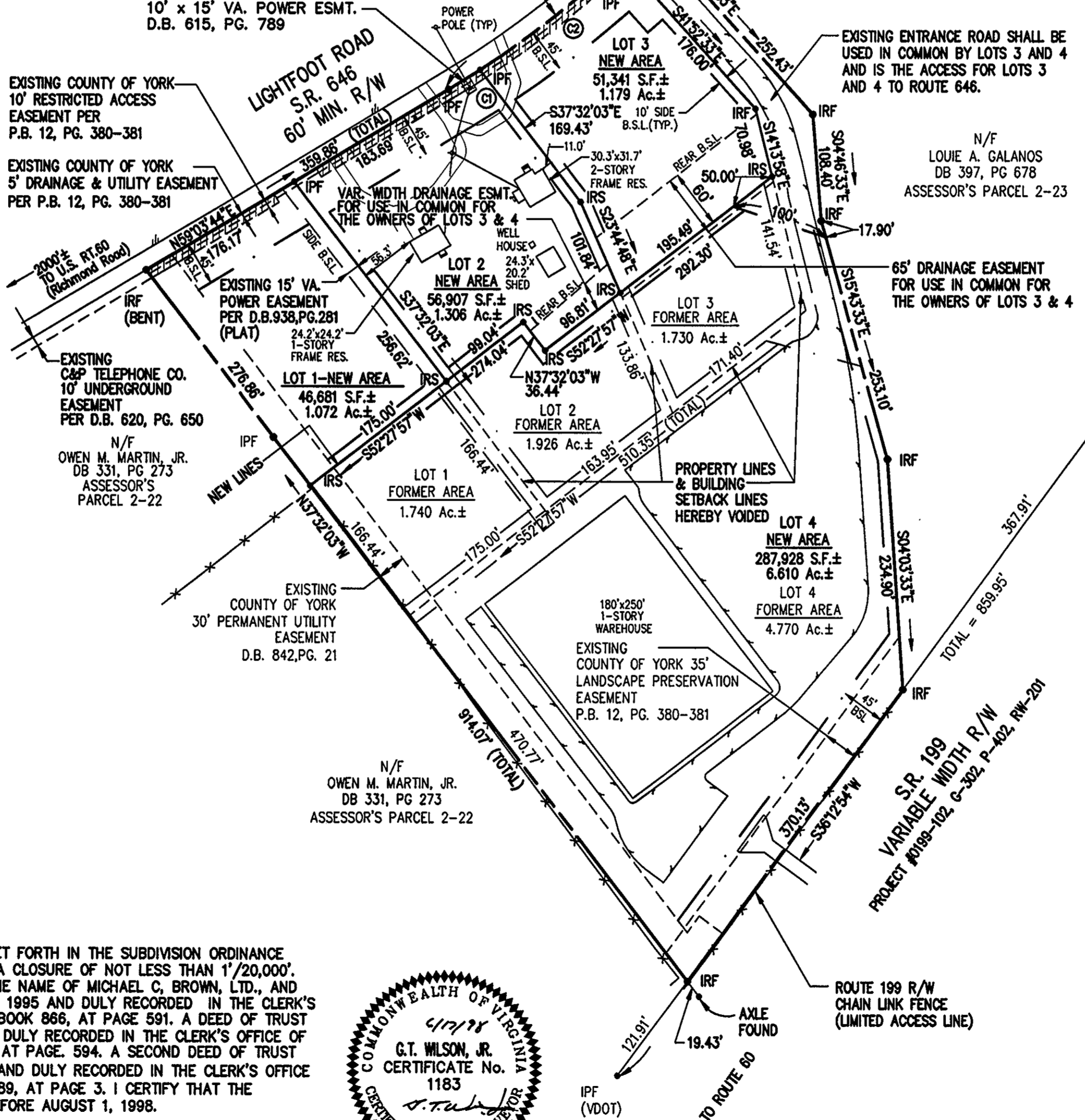
[Signature] 6/17/98
G.T. WILSON, JR., C.L.S. DATE



LOT CURVE DATA

(C1) D=02'12'01" R=984.93' L=37.82' T=18.91' C=37.82' CB=N57°57'44E	(C2) D=09'32'07" R=984.93' L=163.91' T=82.15' C=163.72' CB=N52°05'40"E	(C3) D=03'29'40" R=984.93' L=60.08' T=30.05' C=60.07' CB=N45°34'45"E
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NOTE: VA. POWER & C&P TELE. ESMT. TAKEN FROM V.D.O.T. HWY. PLANS PROJ. #0646-099-154, M-501.



LEGEND

—	PROPERTY LINE
- - -	BUILDING SETBACK LINE (B.S.L. TYP.)
- - -	EXISTING YORK COUNTY UTILITY EASEMENT
- - -	PROPOSED DRAINAGE EASEMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
•	PROPERTY CORNER

RESUBDIVISION OF LOTS 1, 2, 3, AND 4 OWNED BY MICHAEL C. BROWN, LIMITED

BRUTON DISTRICT YORK COUNTY VIRGINIA
DATE: 6/17/98 SCALE: 1" = 100' DRAWN: EAW

CONSULTING ENGINEERS
JOB NO. 8158-2

SHEET 1 OF 2
REVISED PER COUNTY COMMENTS 8/14/98

- GENERAL NOTES:**
- PROPERTY TO BE SUBDIVIDED IS ALL OF ASSESSOR'S PARCELS 2-16-(1 THRU 4).
 - PROPERTY IS CURRENTLY ZONED "EO" ECONOMIC OPPORTUNITY DISTRICT.
 - PROPERTY AS SHOWN LIES IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M #510182-0025B, DATED DECEMBER 16, 1988.
 - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN AN RPA OR RMA.
 - TOTAL AREA SUBDIVIDED IS 10.167 ACRES±.
 - MINIMUM BUILDING SETBACK LINES:
FRONT - 45'
SIDE - 10' (OR AS SHOWN)
REAR - 10' (OR AS SHOWN)
 - MINIMUM LOT REQUIREMENTS (BOTH PUBLIC WATER AND PUBLIC SEWER):
MINIMUM AREA = 20,000 S.F.
MINIMUM WIDTH = 100'
- SMALLEST LOT (#1) 46,681 S.F. 1.072 AC.
LARGEST LOT (#4) 287,928 S.F. 6.610 AC.

- REFERENCES**
- PLAT BOOK 12, PAGE 380-381
 - PLAT BOOK 12, PAGE 436
 - PLAT BOOK 12, PAGE 483
 - PLAT AT DEED BOOK 866, PAGE 593
 - PLAT AT DEED BOOK 64, PAGE 1
 - DEED BOOK 33, PAGE 94
 - WILL BOOK 33, PAGE 662
 - PLAT BOOK 4, PAGE 155

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*, PLAT APPROVING AGENT
DATE: 9-2-98

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22nd DAY OF Sept, 1998. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 12, PAGE 612. 3:05
TESTE: *[Signature]*, CLERK
BY: *[Signature]*