

VICINITY MAP

SCALE : 1" = 2,000'
0 1,000 2,000
GRAPHIC SCALE

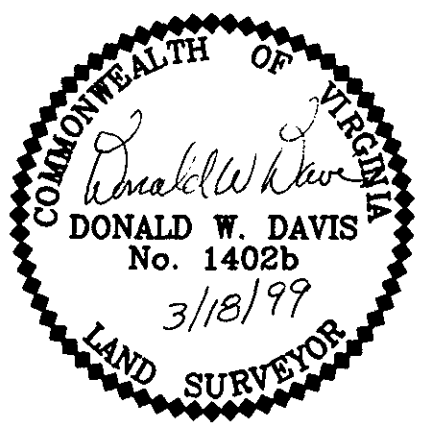
THE PLATTING OF THE LAND HEREON SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE: 6-1-99
KENNETH L. ALLEN-MANAGER, McDONALD ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
DATE: 6-1-99
TRUSTEE- VERNARD E. LOCKWOOD, II FOR PRINCESS ANNE SERVICE CORPORATION, A VIRGINIA CORPORATION, (D.B. 1027, PG. 439)- DATED: JULY 15, 1998

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:
I, Allan R. Staley, 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 JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 1st DAY OF JUNE, 1999.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-31-02

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: McDONALD ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM NATIONSBANK, N.A. (SUCCESSOR TO SOVRAN BANK, N.A., AND VIRGINIA NATIONAL BANK AND NATIONAL BANK OF COMMERCE OF NORFOLK), TRUSTEE UNDER AGREEMENT WITH KENNETH McDONALD DATED NOVEMBER 30, 1954, AS AMENDED BY AMENDMENT DATED JUNE 21, 1965 BY DEED DATED JULY 16, 1998 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 1027, PAGE 433.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 18 MARCH 2000.
Donald W. Davis 3/18/99
DONALD W. DAVIS, C.L.S. DATE



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

- 108 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO 108". THE DISK IS LOCATED 19.0' WEST OF THE EDGE OF PAVEMENT OF THE SOUTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY), 108.5' NORTHEAST OF UTILITY POLE # A1-21. COORDINATES-U.S.SURVEY FEET-12078257.833(E), 3579681.053(N).
- 110 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 110". THE DISK IS LOCATED 7.5' SOUTH OF THE EDGE OF THE PAVEMENT OF ROUTE #706 (YORKTOWN ROAD), 2.0' EAST OF A CHAIN LINK FENCE, 84.5' WEST OF UTILITY POLE # IB-72. COORDINATES-U.S.SURVEY FEET-12081941.799(E), 3576181.365(N)

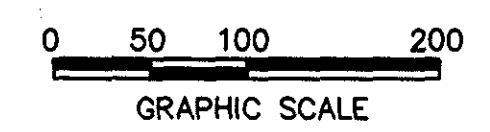
NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
NOTE : THE PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE FAMILY RESIDENTIAL)

NOTARY PUBLIC FOR TRUSTEES
STATE OF VIRGINIA TO WIT:
I, Kristen D. Turnage, A NOTARY PUBLIC IN AND FOR THE CITY OF Hampton 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 1st DAY OF JUNE, 1999.
Kristen D. Turnage
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-30-2002

- NOTE: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X & AE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0039 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NOTE: THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
- NOTE: 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) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- NOTE: THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- NOTE: TAX MAP PARCEL #30-161 & 30-162
- 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.
- NOTE: DRAINAGE AND 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 (i) 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 (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.
- NOTE: MINIMUM PRINCIPAL BUILDING SETBACKS:
FRONT - 30'
SIDE & REAR - 5' MINIMUM AND PRINCIPAL BUILDING SEPARATION OF 20'
- 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: ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- NOTE: VDOT SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

McDONALD BLUFFS

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 18 MARCH 1999
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



GRAPHIC SCALE

SHEET 1 OF 4

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES DRAINAGE EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES UTILITY EASEMENT HEREBY CONVEYED TO COUNTY OF YORK
- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

A P P R O V E D
YORK COUNTY BOARD OF SUPERVISORS

BY: Don Williams, SE
CLERK APPROVING AGENT

DATE: 7-16-99

LOT AREA	: 17.33 +/- ACRES
COMMON AREA	: 21.12 +/- ACRES
R/W AREA	: 1.7635 ACRES
TOTAL SUBDIVIDED AREA	: 40.21 +/- ACRES

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE DAY OF July 1999, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 14.

TESTED BY: NANCY B. KANE, CLERK
CLERK
BY: John W. Davis