

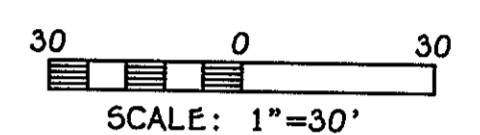
VIRGINIA STATE COORDINATES - SOUTH ZONE (NAD 1983)			
STATION NO.	UNITS	EASTING (X)	NORTHING (Y)
087	METERS	3681088.042	1095478.579
	U.S. SURVEY ft.	12077036.351	3594082.637
	INT'L ft.	12077080.505	3594089.825
REFERENCE AND AZIMUTH MARK LOCATIONS			
OBJECT	BEARING	DISTANCE	ELEVATION
RM1	S00°10'05"W	157.35'	
RM2	N74°23'45"E	139.62'	
RM3	N14°53'28"W	1,417.62'	

VIRGINIA STATE COORDINATES - SOUTH ZONE (NAD 1983)			
STATION NO.	UNITS	EASTING (X)	NORTHING (Y)
088	METERS	3681791.220	1095441.758
	U.S. SURVEY ft.	12079343.382	3593961.834
	INT'L ft.	12079367.521	3593969.022
REFERENCE AND AZIMUTH MARK LOCATIONS			
OBJECT	BEARING	DISTANCE	ELEVATION
RM1	S53°28'11"W	73.24'	
RM2	S09°08'40"W	65.41'	
RM3	S46°27'13"W	656.80'	

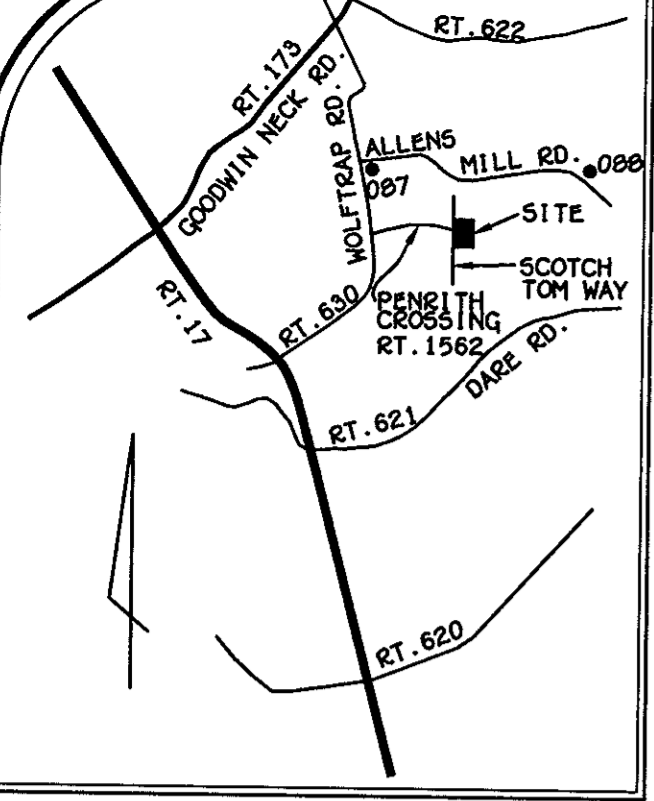
PLAT 128
 SHOWING RESUBDIVISION OF LOTS 69 & 70 AND
 VACATION OF A 50' RIGHT-OF-WAY IN
SCOTCH TOM'S WOOD
 LOCATED IN GRAFTON DISTRICT
 YORK COUNTY, VIRGINIA
 APRIL 1, 1999



7307 MARTIN STREET P.O. BOX 895 GLOUCESTER VA 23061
 TEL.: 804-693-2993 FAX.: 804-693-5596



- LEGEND:**
- ⊕ IRON ROD FOUND (I.R.F.) OR IRON PIPE FOUND (I.P.F.)
 - ⊕ CONCRETE MONUMENT FOUND
 - ⊕ IRON ROD OR PIPE SET
 - ⊕ CONCRETE MONUMENT SET
 - ⊕ POWER POLE
 - T.J.B. TELEPHONE JUNCTION BOX
 - O.U.L. OVERHEAD UTILITY LINE
 - O/M OLD MARK
 - N/F NOW OR FORMERLY
 - R/W RIGHT-OF-WAY
 - N.R. NON RADIAL



VICINITY MAP
SCALE: 1"=2,000'

THE RESUBDIVISION OF LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

BY: NICHOLAS C. HEDGER DATE: 4/10/00
 BY: Jacquelyn Blakley DATE: 4/10/00
 BY: Wayne B. DeWeerd DATE: 4/10/2000
 BY: Carie L. DeWeerd DATE: 4/10/2000

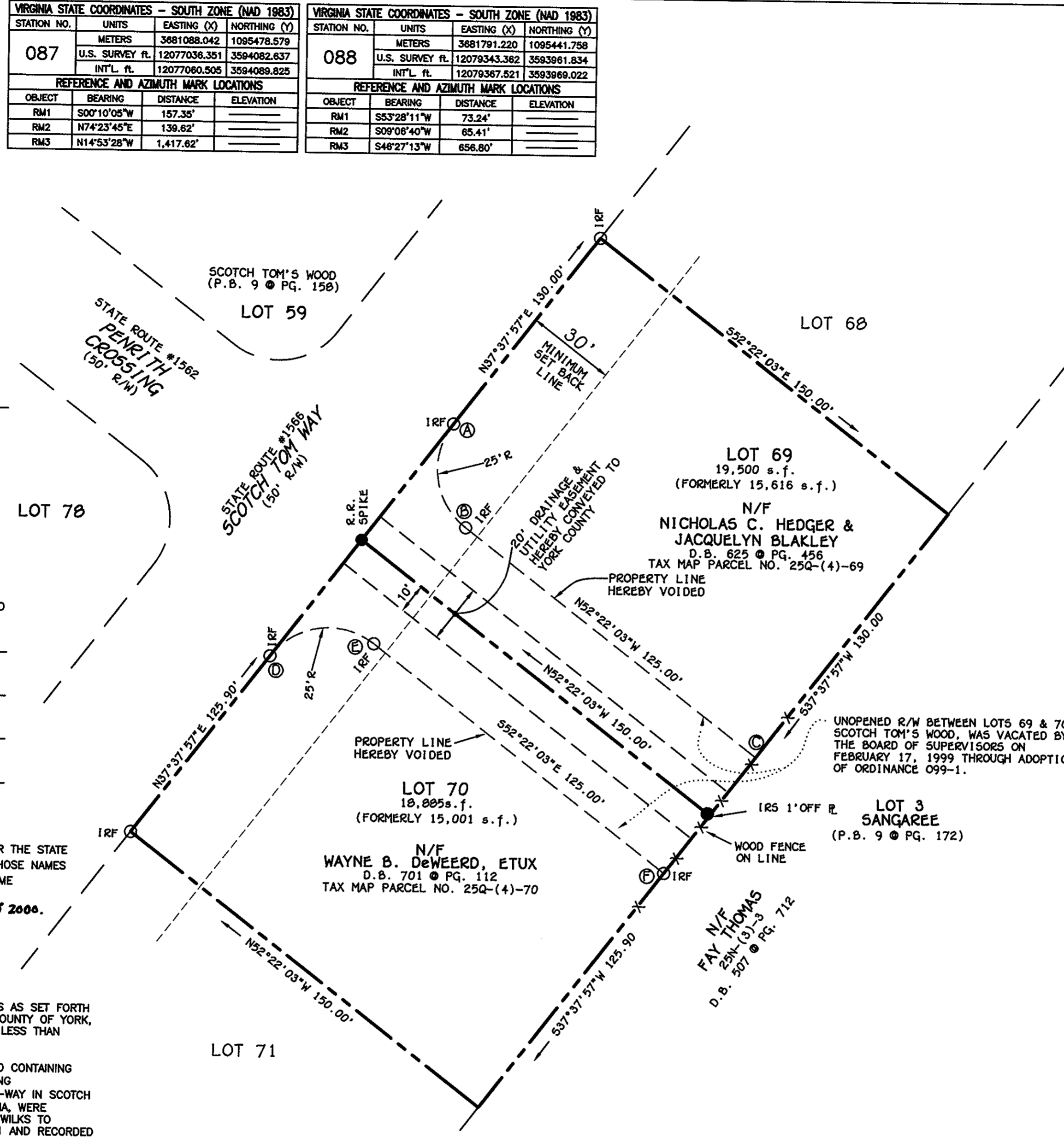
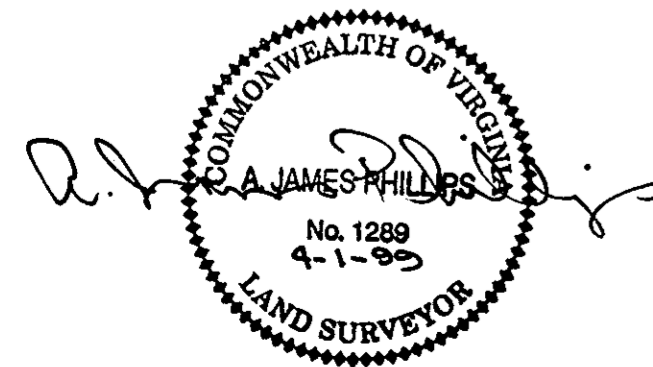
STATE OF VIRGINIA, TO WIT:
Beverly N. Black, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 10th DAY OF April, 1999 2000.
Beverly N. Black
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/30/00

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 LOT 69 CONTAINING 15,616 s.f. AND LOT 70 CONTAINING 15,001 s.f. AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING RESUBDIVISION OF LOTS 69 & 70 AND VACATION OF A 50' RIGHT-OF-WAY IN SCOTCH TOM'S WOOD LOCATED IN GRAFTON DISTRICT OF YORK COUNTY, VIRGINIA, WERE ACQUIRED BY TWO DEEDS. ONE DEED FROM RIGGS L. & PAMELA M. WILKS TO NICHOLAS C. HEDGER & JACQUELYN BLAKLEY DATED AUGUST 20, 1991 AND RECORDED IN DEED BOOK 625 AT PAGE 456. THE OTHER DEED FROM ASSOCIATES RELOCATION MANAGEMENT COMPANY, INC. TO WAYNE B. DeWEERD, ETUX DATED DECEMBER 14, 1992 AND RECORDED IN DEED BOOK 701 AT PAGE 112. ALL DEEDS ARE RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I HEREBY CERTIFY THAT THE IRON PINS AS SHOWN ON THE PLAT ARE IN PLACE.

A. James Phillips 4-1-99
 A. JAMES PHILLIPS L.S. 1289 DATE

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.



1. THIS PARCEL LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE FLOOD HAZARD AREA, AS DEFINED ON THE NATIONAL FLOOD INSURANCE RATE MAP, PANEL NO. 510182 0036 B, DATED DECEMBER 16, 1988
2. PROPERTY REFERENCES: D.B. 625 @ PG 456, P.B. 9 @ PG. 158 D.B. 701 @ PG. 112
3. LINES A - B - C AND D - E - F HEREBY VOIDED.
4. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
5. THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
6. MINIMUM FRONT YARD (40'), SIDE YARD (15') AND REAR YARD (30') BUILDING SETBACK LINE REQUIREMENTS.
7. PROPERTY IS ZONED R20 (SINGLE-FAMILY RESIDENTIAL DISTRICT).
8. TOTAL SUBDIVIDED AREA: 0.8812 ACRES

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 COUNTY'S 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.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: May 4, 2000

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 15th DAY OF May, 2000 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13 PAGE 128
 TESTEE: Lynn S. Jenkins
 CLERK
 BY: Dunde Hughes D.C.