

LOCATION MAP SCALE 1"=2000'

ROYAL GRANT SUBDIVISION

SECTION ONE

COUNTY OF YORK, VIRGINIA

JANUARY 8, 1981 SCALE 1"=100'
SHEET ONE OF TWO

AES, A PROFESSIONAL CORPORATION
Architecture, Engineering, Surveying
625 Ironbound Rd. (804) 253-0040
WILLIAMSBURG, VIRGINIA 23185

OWNER'S CONSENT & DEDICATION

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS

VIRGINIA CUSTOM BUILDING CORPORATION

BY: Nominat J. Johnson, PRESIDENT
DATE: April 30, 1981

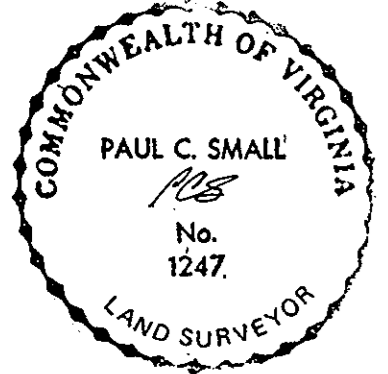
I, Brenda D. Hiller, A NOTARY PUBLIC IN AND FOR THE York County OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY county AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 30 DAY OF April, 1981.

Brenda D. Hiller
NOTARY PUBLIC
MY COMMISSION EXPIRES March 20, 1982

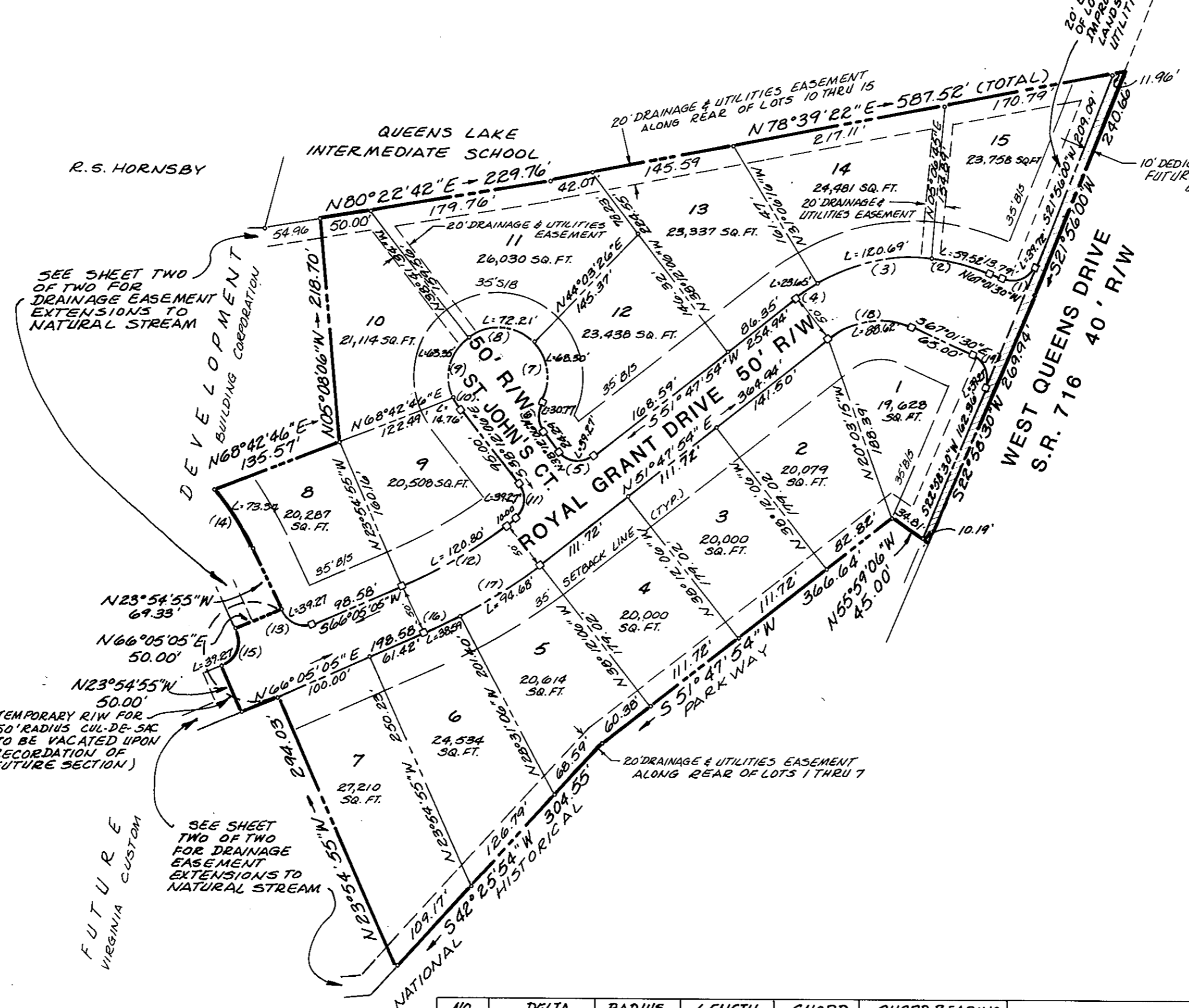
SURVEYOR'S STATEMENT

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"/10,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF VIRGINIA CUSTOM BUILDING CORPORATION AND WAS ACQUIRED FROM FIRST SUFFOLK LAND CORPORATION BY DEED DATED DECEMBER 31, 1980, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 349, PAGE 112. I CERTIFY THAT MONUMENTS AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE JANUARY, 1982.



Paul C. Small
P.E., P.L.S.

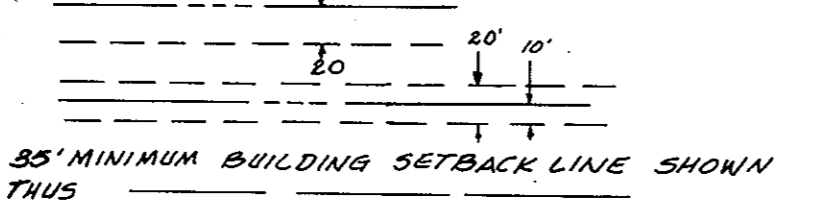


UTILITIES NOTES

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY YORK COUNTY, VIRGINIA.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY, VIRGINIA.

DEDICATION STRIP (S.R. 716) AREA WITHIN LOTS 7.691 ACRES
AREA WITHIN RIGHT-OF-WAY 1.435 ACRES
TOTAL SUBDIVISION AREA 9.243 ACRES

EASEMENTS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES



NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	91°02'30"	25.00'	39.72'	35.67'	S 67° 27' 15" W
2	17°51'45"	190.93'	59.52'	59.28'	N 75° 57' 32" W
3	36°15'01"	190.93'	120.69'	118.69'	S 77° 00' 15" W
4	07°05'50"	190.93'	23.65'	23.64'	S 55° 20' 49" W
5	90°00'00"	25.00'	39.27'	35.36'	N 83° 12' 06" W
6	70°31'44"	25.00'	30.77'	28.87'	N 02° 56' 14" W
7	78°16'12"	50.00'	68.30'	63.11'	N 06° 48' 28" W
8	82°45'00"	50.00'	72.21'	66.10'	N 87° 19' 04" W
9	78°35'40"	50.00'	63.35'	59.20'	S 15° 00' 36" W
10	16°54'52"	50.00'	14.76'	14.71'	S 29° 44' 40" E
11	90°00'00"	25.00'	39.27'	35.36'	S 06° 47' 54" W
12	14°17'11"	484.46'	120.80'	120.49'	S 58° 56' 30" W
13	90°00'00"	25.00'	39.27'	35.36'	N 68° 54' 55" W
14	18°40'30"	225.00'	73.34'	73.01'	N 33° 15' 10" N
15	90°00'00"	25.00'	39.27'	35.36'	S 21° 05' 05" W
16	08°08'11"	534.46'	38.59'	38.58'	N 64° 00' 59" E
17	10°09'00"	534.46'	94.68'	94.56'	N 56° 52' 24" E
18	61°10'36"	83.00'	88.62'	84.47'	N 82° 23' 12" E
19	90°00'00"	25.00'	39.27'	35.36'	S 22° 01' 30" E

COUNTY APPROVAL

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: [Signature] PLAT APPROVING AGENT
DATE: 4/1/81
STATE OF VIRGINIA COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 11 DAY OF June, 1981, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, PLAT BOOK 9, PAGE 425
TESTE: Edith M. Elliott CLERK
BY: Tommy D. Kane, D.C.