

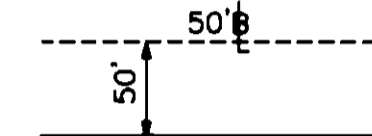

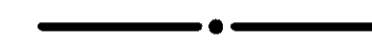





SPARRER POINT

GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 22 MARCH 2003

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693

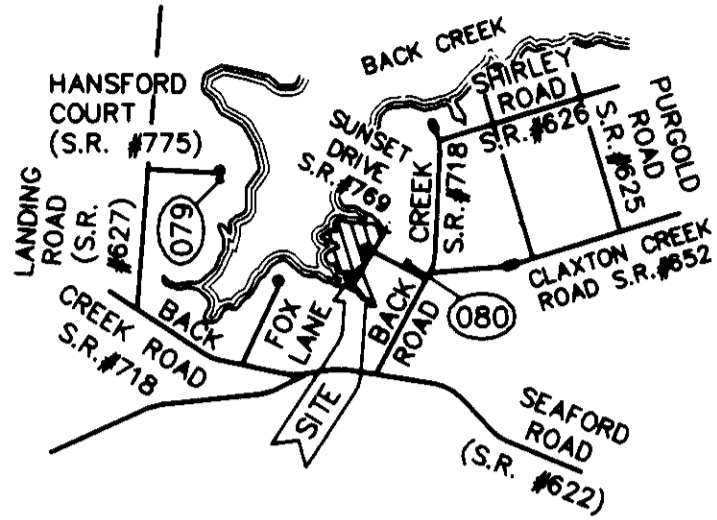
0 50 100 200
GRAPHIC SCALE
SHEET 1 OF 2

- S Y M B O L S -

-  DENOTES MINIMUM BUILDING SETBACK LINE
-  DENOTES IRON PIPE FOUND
-  DENOTES IRON ROD 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

VICINITY MAP

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



PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 080 - COORDINATES-U.S. SURVEY FEET-12086804.102(E), 3602837.683(N)
- 079 - COORDINATES-U.S. SURVEY FEET-12085385.663(E), 3603347.096(N)

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

Sally Ann Wheat DATE: 8/6/04
SALLY ANN WHEAT
Edna Louise Sparrer DATE: 8/6/04
EDNA LOUISE SPARRER

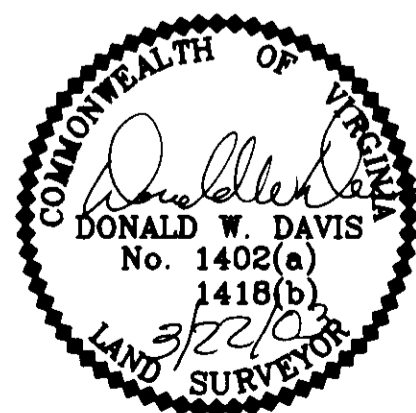
William D. Kellam DATE: 8/6/04
N. Douglas Burgoyne DATE: 8/9/04

TRUSTEE(S)-WILLIAM G. KELLAM AND N. DOUGLAS BURGUYNE FOR HARBOR BANK BY DEED DATED: MARCH 15, 2004 BY INSTRUMENT #040004996.

NOTARY PUBLIC FOR EDNA LOUISE SPARRER
STATE OF VIRGINIA TO WIT:
I, Tina A. Forrest, A NOTARY PUBLIC IN AND FOR THE County of York 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 6 DAY OF August, 2004.
Tina A. Forrest
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

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:
PARCEL A: SALLY ANN WHEAT, UNMARRIED, AND WAS ACQUIRED FROM PAUL B. SPARRER, BY DEED DATED JANUARY 2, 2002 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT #020000516.
PARCEL B: EDNA LOUISE SPARRER AND WAS ACQUIRED FROM G. B. SPARRER AND JEANETTE D. SPARRER, HUSBAND AND WIFE, BY DEED DATED OCTOBER 19, 1979 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 336, PAGE 658.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 23 DECEMBER 2004.
Donald W. Davis 3/22/03
DONALD W. DAVIS 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.

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0018 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA.
- THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT) AND MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT : 50' (FEET)
SIDE : 20' (FEET)
REAR : 50' (FEET)
- TAX MAP PARCEL #25-26-00-000A & #25-26-00-000B.
- GPIN #U09A-1362-3132 & #U09A-1246-2864.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- 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.
- 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.
- THE LIMITS OF THE RESOURCE PROTECTION AREA SHOWN HEREON IS ACCURATE AS OF 22 MARCH 2003 AND IS SUBJECT TO CHANGE DUE TO NATURAL CONDITIONS THAT MAY AFFECT ITS LOCATION. THE ACTUAL LOCATION OF THE RESOURCE PROTECTION AREA LIMITS WILL HAVE TO BE CONFIRMED AT THE BUILDING PERMIT STAGE.

NOTARY PUBLIC FOR TRUSTEE(S)
STATE OF VIRGINIA TO WIT:
I, Jerry W. Kline, A NOTARY PUBLIC IN AND FOR THE County of York 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 7th DAY OF August, 2004.
Jerry W. Kline
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/07

NOTARY PUBLIC FOR SALLY ANN WHEAT
STATE OF VIRGINIA TO WIT:
I, Tina A. Forrest, A NOTARY PUBLIC IN AND FOR THE County of York 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 6 DAY OF August, 2004.
Tina A. Forrest
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1/6/05

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK- THE 7th DAY OF January 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 050000367

TESTE: Lynn S. Jenkins
CLERK

BY: Christina & Norman