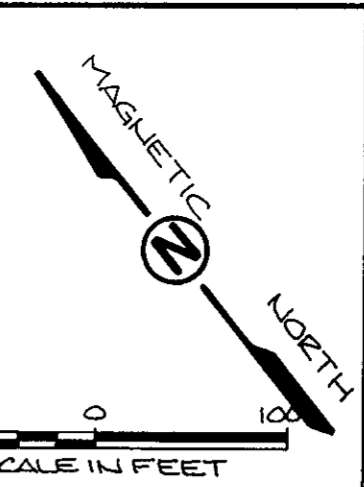


PRIMARY GEODETIC CONTROL MONUMENT
 034-A 3/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION No. 034" THE DISK IS LOCATED AT THE NORTHEAST INTERSECTION OF ROUTE 1110 (SPRINGFIELD DRIVE) AND 1114 (HICKORY HILLS DRIVE), 27.0' EAST OF THE CENTER LINE OF ROUTE 1114, 27.0' NORTH OF THE CENTER LINE OF ROUTE 1110. X=1201714.526 Y=3628249.540 U.S. SURVEY FEET
 NOTE: PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL No. 510182 00308 EFFECTIVE DATE: DECEMBER 16, 1988.
 NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

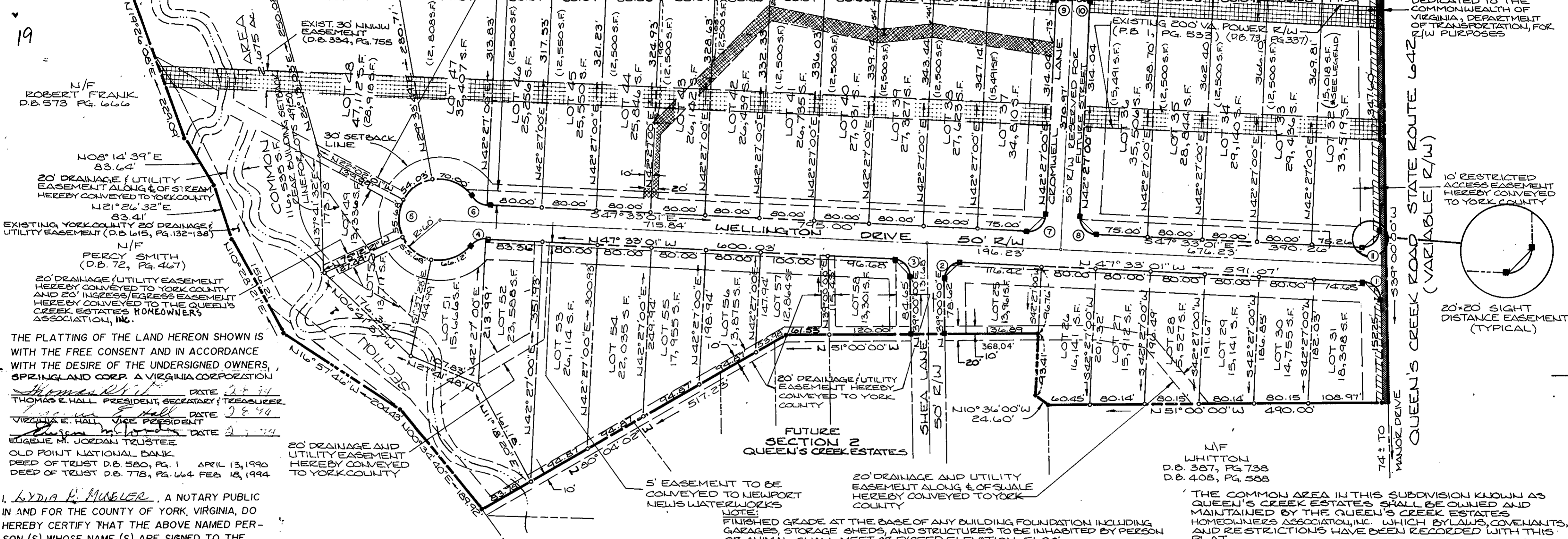
CURVE DATA

No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
1	86-33-01	25.00'	37.76'	23.54'	34.28'	N 04-16-30 W
2	93-27-00	25.00'	40.78'	26.55'	36.40'	N 85-43-30 E
3	86-33-01	25.00'	37.76'	23.54'	34.28'	N 04-16-30 W
4	53-58-05	25.00'	23.55'	12.73'	22.69'	N 74-32-03 W
5	287-56-10	60.00'	301.53'			
6	53-58-05	25.00'	23.55'	12.73'	22.69'	S 20-33-58 E
7	90-00-00	25.00'	39.27'	25.00'	35.36'	N 87-26-59 E
8	90-00-00	25.00'	39.27'	25.00'	35.36'	S 02-33-01 E
9	02-38-55	275.00'	12.71'	6.36'	12.71'	N 41-07-32 E
10	02-38-55	325.00'	15.02'	7.51'	15.02'	S 41-07-32 W
11	93-26-59	25.00'	40.78'	26.55'	36.40'	S 85-43-30 W



QUEEN'S CREEK ESTATES
 SECTION I
 COUNTY OF YORK, VIRGINIA
 E.E. PAINE P.E.
 1643-C MERRIMAC TRAIL
 WILLIAMSBURG, VIRGINIA 23185
 804-873-1830
 SCALE: 1" = 100' DATE: DEC. 9, 1993

LOCATION MAP SCALE: 1" = 2000'



THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, SPRINGLAND CORP. A VIRGINIA CORPORATION
 THOMAS E. HALL PRESIDENT DATE 2-8-94
 VIRGINIA E. HALL VICE PRESIDENT DATE 2-8-94
 EUGENIE M. JORDAN TRUSTEE DATE 2-7-94
 OLD POINT NATIONAL BANK DEED OF TRUST D.B. 580, PG. 1 APRIL 13, 1990
 DEED OF TRUST D.B. 718, PG. 664 FEB. 18, 1994

I, Lydia P. Mueller, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 9th DAY OF FEBRUARY, 1994
Lydia P. Mueller

MY COMMISSION EXPIRES January 31, 1997
 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 THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SPRINGLAND CORPORATION AND WAS ACQUIRED FROM THOMAS E. HALL BY DEED DATED AUGUST 9, 1993

AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 767, PAGE 118
 I CERTIFY THAT MONUMENTS AND IRON PIPES, SHOWN ON THIS PLAT, WILL BE SET ON OR BEFORE JUNE 30, 1994
E.E. Paine 2/8/94 DATE
 E.E. PAINE, P.E.

LEGEND

- 10' V.O.O.T. DEDICATION
- 20' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
- EXISTING NEWPORT NEWS WATERWORKS EASEMENT
- IRON PIPES TO BE SET AT ALL LOT CORNERS
- IRON PIPES FOUND
- (3.F) AREA EXCLUSIVE OF VA POWER EASE.
- * FRONT LOT AREA NOT ENCLUMBERED BY VIRGINIA POWER EASEMENT
- 10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
- CONCRETE MONUMENT TO BE SET

AREA OF LOTS 18.16 Ac. ±
 COMMON AREA 2.68 Ac. ±
 AREA OF RIGHT-OF-WAY 2.46 Ac. ±
 TOTAL SUBDIVIDED AREA 23.30 Ac. ±



UTILITIES NOTES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY, VIRGINIA.
 NOTE: FINISHED GRADE AT THE BASE OF ANY BUILDING FOUNDATION INCLUDING GARAGES, STORAGE SHEDS, AND STRUCTURES TO BE INHABITED BY PERSON OR ANIMAL SHALL MEET OR EXCEED ELEVATION 51.00'
 "THERE SHALL BE NO BUILDINGS OR UP-RIGHT STRUCTURE ERECTED, NOR DIGGING OR EXCAVATION, WITHIN THE EXISTING WATERWORKS EASEMENT WITHOUT WRITTEN APPROVAL FROM WATERWORKS ENGINEERING DEPARTMENT. ALL REQUESTS SHALL BE SUBMITTED TO THE TECHNICAL SERVICES SECTION AT WATERWORKS ENGINEERING, 2600 WASHINGTON AVENUE, NEWPORT NEWS, VIRGINIA 23607."

THE COMMON AREA IN THIS SUBDIVISION KNOWN AS QUEEN'S CREEK ESTATES SHALL BE OWNED AND MAINTAINED BY THE QUEEN'S CREEK ESTATES HOMEOWNERS ASSOCIATION, INC. WHICH BY LAWS, COVENANTS, AND RESTRICTIONS HAVE BEEN RECORDED WITH THIS PLAT.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTIONS 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 SHOWN HEREON.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: J. Mark Carter
 PLAT APPROVING AGENT

DATE: March 25, 1994
 STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 29 DAY OF March, 1994 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 29

TESTE: NANCY B. KANE, CLERK
 CLERK
 BY: Rachael R. Darnall