

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: 7-10-00

GEORGE E. FISCELLA - MANAGER OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR OWNERS  
 STATE OF VIRGINIA TO WIT:  
 I, Johan B. Armstrong, 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 10<sup>th</sup> DAY OF July, 2000.  
Johan B. Armstrong  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: March 31, 2002

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: HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MARIA CARMEN NOVOA, WIDOW, BY DEED DATED AUGUST 4, 1999 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 1113, PAGE 471.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 7, 2001.  
Donald W. Davis 4/7/00  
 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 THE COUNTY OF YORK, VA.

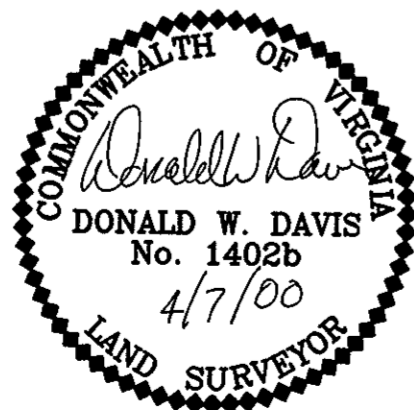
PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 089 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 089". THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY) AND GRAFTON STATION LANE, 40.0' SOUTH OF THE "HARDEE'S" SIGN, 31.5' WEST OF THE LAMP POST.  
 COORDINATES-U.S.SURVEY FEET-12076516.632(E), 3587845.178(N)
- 107 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 107". THE DISK IS LOCATED ON ROUTE 620 (ORIANA ROAD) AT THE INTERSECTION OF ROUTE 709 (BURT'S ROAD), 8.5' SOUTH OF THE EDGE OF PAVEMENT OF ROUTE 620, 33.5' NORTH OF UTILITY POLE #TD-76.  
 COORDINATES-U.S.SURVEY FEET-12075780.273(E), 3583329.538(N)

NOTE : THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

NOTE : THE VIRGINIA DEPARTMENT OF TRANSPORTATION 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.

LOT AREA : 5.2284 ACRES  
 COMMON AREA : 6.1090 ACRES  
 R\W AREA : 1.5315 ACRES  
 TOTAL SUBDIVIDED AREA : 12.8689 ACRES



NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE : DECEMBER 16, 1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA, OR RESOURCE MANAGEMENT AREA.
- 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 ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- TAX MAP PARCEL #29-(23)-2, GPIN #S06D-3287-0791.
- PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE-FAMILY RESIDENTIAL DISTRICT) MINIMUM FRONT BUILDING SETBACK 30' (FEET).

SUBDIVISION PLAT OF  
**PROSPECT PARK**  
 GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE : 1" = 60' DATE : 7 APRIL 2000  
**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY-SUITE "G"  
 YORKTOWN, VIRGINIA 23693

0 30 60 120  
 GRAPHIC SCALE

SHEET 1 OF 3

- 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

NUMBER	CURVE DATA				TABLE	
	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	24°58'34"	255.00	111.16	56.48	110.28	S 32°14'51" E
C2	02°48'49"	205.00	10.07	5.03	10.07	S 21°09'59" E
C3	84°01'28"	25.00	36.67	22.52	33.47	S 64°35'45" E
C4	241°52'21"	52.00	219.52	86.76	89.20	N 14°19'41" E
C5	24°58'34"	230.00	100.26	50.94	99.47	S 32°14'51" E
C6	21°30'37"	250.00	93.86	47.49	93.31	S 20°46'11" E
C7	21°30'37"	200.00	75.08	37.99	74.64	S 20°46'11" E
C8	21°30'37"	225.00	84.47	42.74	83.98	S 20°46'11" E
C9	21°30'37"	250.00	93.86	47.49	93.31	S 20°46'11" E
C10	21°30'37"	200.00	75.08	37.99	74.64	N 20°46'11" W
C11	21°30'37"	225.00	84.47	42.74	83.98	N 20°46'11" W
C12	78°32'15"	25.00	34.27	20.44	31.65	N 29°15'14" E
C13	91°14'30"	25.00	39.81	25.55	35.74	S 55°38'08" E
C14	49°30'26"	25.00	21.60	11.53	20.94	S 86°43'25" E
C15	49°30'26"	25.00	21.60	11.53	20.94	S 43°46'09" W
C16	279°00'53"	52.00	253.23	44.40	67.53	S 21°28'38" E
C17	17°10'44"	300.00	89.95	45.31	89.61	S 77°06'44" W
C18	06°57'29"	350.00	42.50	21.28	42.48	S 82°13'21" W
C19	01°09'35"	325.00	6.58	3.29	6.58	S 69°06'10" W
C20	16°01'08"	325.00	90.86	45.73	90.57	S 77°41'32" W
C21	31°56'42"	350.00	195.14	100.18	192.62	N 69°43'45" E
C22	36°46'28"	300.00	192.55	99.72	189.26	N 67°18'52" E
C23	43°11'58"	325.00	245.04	128.67	239.28	N 64°06'07" E
C24	60°38'15"	25.00	26.46	14.62	25.24	S 84°04'31" W
C25	29°58'52"	25.00	13.08	6.69	12.93	N 33°56'12" E
C26	275°26'52"	52.00	249.99	47.28	69.96	N 23°19'48" W

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 10/17/00

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 25 DAY OF Oct 2000, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 190.

TESTE: Lynn S. Jenkins  
 CLERK

BY: Stacy White D.C.