

SUBDIVISION OF THE

PROPERTY OF BREEZY POINT LAND TRUST AND BOUNDARY LINE AGREEMENT WITH THE PROPERTY OF THE NORMAN T. AND BEVERLY A. MONK REVOCABLE LIVING TRUST

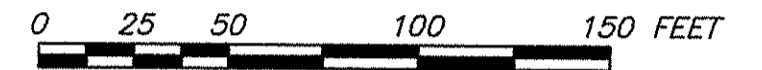
GRAFTON DISTRICT COUNTY OF YORK, VIRGINIA

SCALE: 1" = 50' DECEMBER 13, 2000 REVISED: JANUARY 18, 2001 REVISED: APRIL 23, 2001 REVISED: MAY 31, 2001

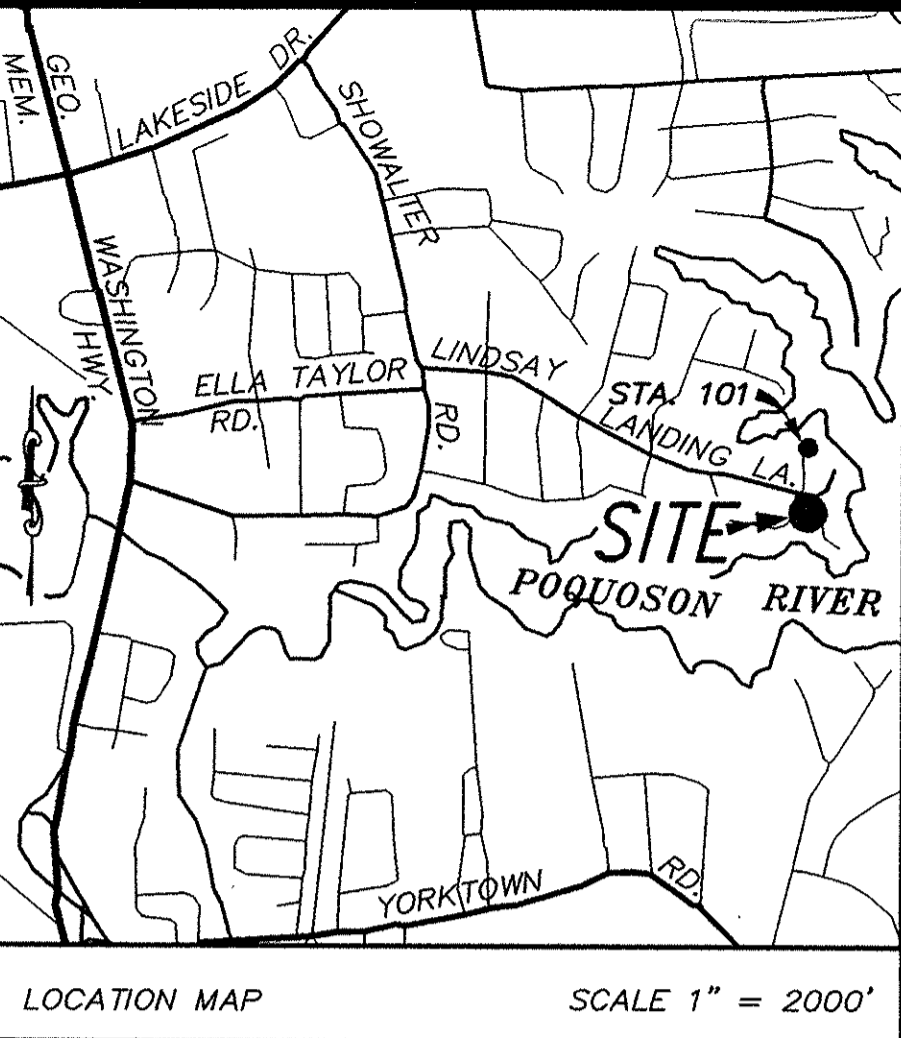


PRECISION MEASUREMENTS, INC.

SURVEYORS • GPS • GIS 851 SEAHAWK CIRCLE, SUITE 103 VIRGINIA BEACH, VIRGINIA 23452



GRAPHIC SCALE



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 BREEZY POINT LAND TRUST, AND WAS ACQUIRED FROM GUY C. AMORY, JR. AND BEVERLY A. MONK BY DEED DATED DECEMBER 16, 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 768, AT PAGE 315, AND IN THE NAME OF THE NORMAN T. & BEVERLY A. MONK REVOCABLE LIVING TRUST, AND WAS ACQUIRED FROM GUY C. AMORY, JR AND BEVERLY A. MONK BY DEED DATED JUNE 1, 1994 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 800, PAGE 216. I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 13, 2001.

Kenneth E. Leitz, Land Surveyor DATE 5-31-2001



NOTES:

- 1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE YORK COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD 1983). STATION NUMBER 101 IS LOCATED AT THE END OF QUARTER MARSH DRIVE, ROUTE 1516. EASTING (X) = 12085548.837 (U.S. SURVEY FT.) NORTHING (Y) = 3581239.019 (U.S. SURVEY FT.)
2. THIS PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
3. PROPERTY IS TAX PARCELS 30Q-(1)-1, GPIN# U05C-0763-0366 AND 30Q-(1)-1B, GPIN# U05C-0860-0047
4. PROPERTY LINE INFORMATION IS BASED ON DEEDS AND PLATS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
5. 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.
6. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
7. PROPERTY IS LOCATED IN FLOOD ZONES X, X(SHADED), AND AE(8). ZONE X DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ZONE X (SHADED) DENOTES AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE AE DENOTES AREAS WITH BASE FLOOD ELEVATIONS DETERMINED. FLOOD INFORMATION IS TAKEN FROM COMMUNITY PANEL 510182 0037 B; FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE DECEMBER 16, 1988.
8. 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.
9. AREA: PARCEL A 6.864±AC. PARCEL B 1.455±AC. PUMP STATION LOT 0.128AC. TOTAL SUBDIVIDED AREA=8.447±AC.
10. PARCEL A AND B SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. PARCEL A AND B NOT CURRENTLY SERVED BY PUBLIC SEWER.
11. RESOURCE MANAGEMENT AREA (RMA) AND RESOURCE PROTECTION AREA (RPA) ARE SHOWN FOR GRAPHICAL PURPOSES. THE LIMITS ARE APPROXIMATE AND ARE DERIVED FROM THE COUNTY OF YORK GEOGRAPHIC INFORMATION SYSTEM.
12. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR PARCELS A AND B ARE; FRONT YARD (50'), SIDE YARD (20'), AND REAR YARD (50').

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "SUBDIVISION OF THE PROPERTY OF BREEZY POINT LAND TRUST AND BOUNDARY LINE AGREEMENT WITH THE PROPERTY OF THE NORMAN T. AND BEVERLY A. MONK REVOCABLE LIVING TRUST", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER.

CONSENTED TO: Norman T. Monk 7-18-01 Beverly A. Monk 7/18/01 BREEZY POINT LAND TRUST DATE BREEZY POINT LAND TRUST DATE NORMAN T. MONK, TRUSTEE BEVERLY A. MONK, TRUSTEE

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF York TO WIT: I, John B. August, Jr., A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) IS/ARE SIGNED TO THE FOREGOING WRITING HAS/HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 18th DAY OF July, 2001. John B. August, Jr. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-31-04

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APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT

DATE: 6/22/01

STATE OF VIRGINIA, COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, ON THE 19th DAY OF July, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 13, AT PAGE 322.

TESTE: Lynn S. Jenkins CLERK OF THE CIRCUIT COURT

BY: Natalie C. Owens, D.C.