

VICINITY MAP
SCALE 1" = 2000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

070 - COORDINATES - U.S. SURVEY FEET.
12074558 050 (E), 3601562 497 (N)

071 - COORDINATES - U.S. SURVEY FEET.
12076489 853 (E), 3604427 133 (N)

Id	Delta	Radius	Arc Length	Tangent	Chord	Ch Bear
C1	14°16'34"	492 31'	122 67'	61 65'	122 35'	N 38°07'37" E
C2	17°26'16"	492 31'	149 83'	75 50'	149 26'	N 53°55'46" E

SUBDIVISION OF THE PROPERTY OF
JOHN T. AND SHARON C. ALLEN

LOCATED ON HORNSBYVILLE ROAD
NELSON DISTRICT
YORK COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: JUNE 19, 2003



GRAPHIC SCALE

EDLOE MORECOCK, III
LAND SURVEYOR
8297 CHESTNUT POINT LANE
HAYES, VIRGINIA 23072
(804) 642-6480 or (757) 898-4149
FAX (804) 684-9520

GENERAL NOTES:

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY # 510182, PANEL 0036 "B", EFFECTIVE DATE OF DEC. 16, 1988

THE PARCELS SHOWN HEREON BEING A PORTION OF TAX MAP PARCEL 24-00-00-272 WITH GPIN # R09D - 3979 - 0325 AND PROPERTY ADDRESS OF # 816 HORNSBYVILLE ROAD. PARCELS ARE ZONED "RR" (RURAL RESIDENTIAL) AND ANY NEW CONSTRUCTION WILL BE SUBJECT TO CURRENT ZONING AND BUILDING SETBACK ORDINANCES. MINIMUM FRONT BUILDING SETBACK REQUIREMENT: 50' MINIMUM SIDE YARD SETBACK REQUIREMENT: 20' MINIMUM REAR YARD SETBACK REQUIREMENT: 50'

THE PARCELS SHOWN HEREON ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, AND EACH PARCEL IS SERVED BY A PRIVATE INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEM.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM. BOTH PRIMARY AND RESERVE LOCATIONS UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT

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

John T. Allen
Sharon C. Allen

DATE
DATE

STATE OF VIRGINIA
COUNTY OF YORK, TO WIT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2004

NOTARY PUBLIC

MY COMMISSION EXPIRES

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AND WISHES OF THE UNDERSIGNED TRUSTEES

Bennett L. Stein, Trustee
M. Scott Stein, Trustee

DATE
DATE

SEE INSTRUMENT # 030010036 (DEED OF TRUST) DATED JANUARY 14th, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT YORK COUNTY, VA

STATE OF VIRGINIA
CITY / COUNTY OF YORK TO WIT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2004

NOTARY PUBLIC

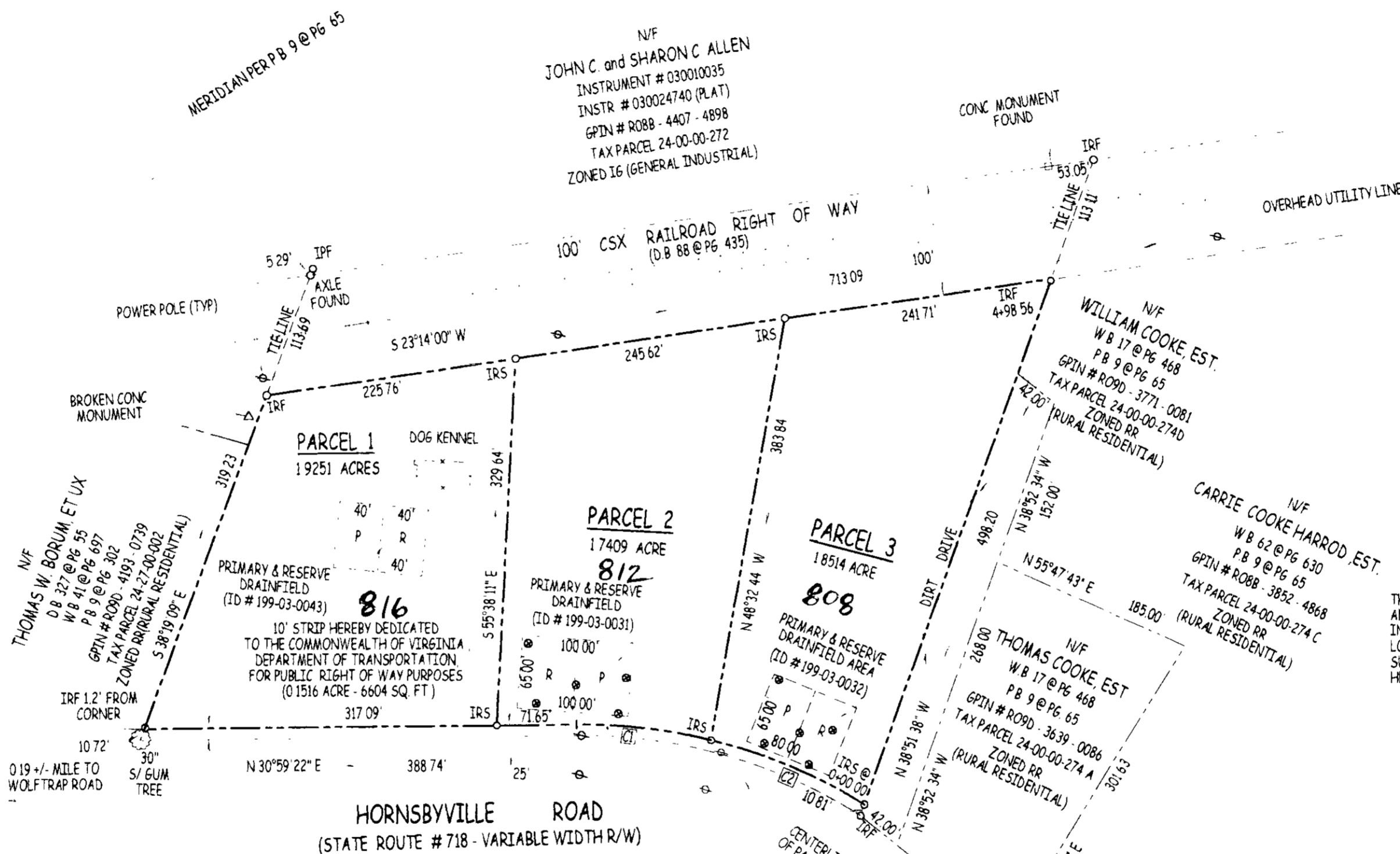
MY COMMISSION EXPIRES

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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'

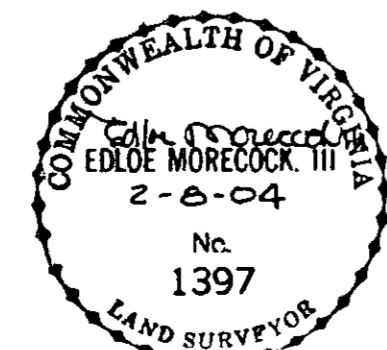
THIS IS TO CERTIFY THAT THE PARCELS EMBRACED IN THIS SUBDIVISION ARE IN THE NAME OF JOHN T. AND SHARON C. ALLEN, HUSBAND AND WIFE, AND WERE ACQUIRED BY THEM FROM BENNETT L. STEIN, SPECIAL COMMISSIONER BY INSTRUMENT DATED MARCH 31, 2003, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA AS INSTRUMENT # 030010035, AND CORRECTED AS INSTRUMENT # 030024741

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET BY MAY 1, 2004.

Edloe Morecock, III
DATE: 2-8-04



HORNSBYVILLE ROAD
(STATE ROUTE # 718 - VARIABLE WIDTH R/W)



TOTAL AREA OF LOTS = 55165 ACRES
TOTAL AREA OF RIGHT OF WAY DEDICATION = 0 1516 ACRE (6604 SQ. FT.)
TOTAL AREA OF SUBDIVISION = 5 6681 ACRES

LEGEND:
○ - I.P.F. DENOTES IRON PIPE FOUND
○ - I.R.F. DENOTES IRON ROD FOUND
○ - I.R.S. DENOTES IRON ROD SET
⊙ - DENOTES SOIL BORING LOCATION

JOB # ALLENHORNSBY PCS

Thomas B. Coates, EHS
SANITARIAN
DATE: 2/11/04

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Madalena
PLAT APPROVING AGENT
DATE: 3/5/04

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 19 DAY OF March 2004 9:17am
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT No. 030024741
TESTE: Lynn Jenkins
CLERK
BY: [Signature]