



PRIMARY GEODETIC CONTROL MONUMENT
 034-A 3/4" DISK IN CONCRETE APPROXIMATELY 2' BELOW THE GROUND SURFACE, STAMPED AT 'STATION No. 034' THE DISK IS LOCATED AT THE NORTHEAST INTERSECTION OF ROUTE 110 (SPRINGFIELD DRIVE) AND 114 (HICKORY HILLS DRIVE), 27.0' EAST OF THE CENTER LINE OF ROUTE 110, 27.0' SOUTH OF THE CENTER LINE OF ROUTE 110.
 Y=1201714.526 X=3202249.540 U.S. SURVEY FEET
 NOTE: PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL No. 51002 0030B EFFECTIVE DATE: DEC-1982 IN 1988.
 NOTE: NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

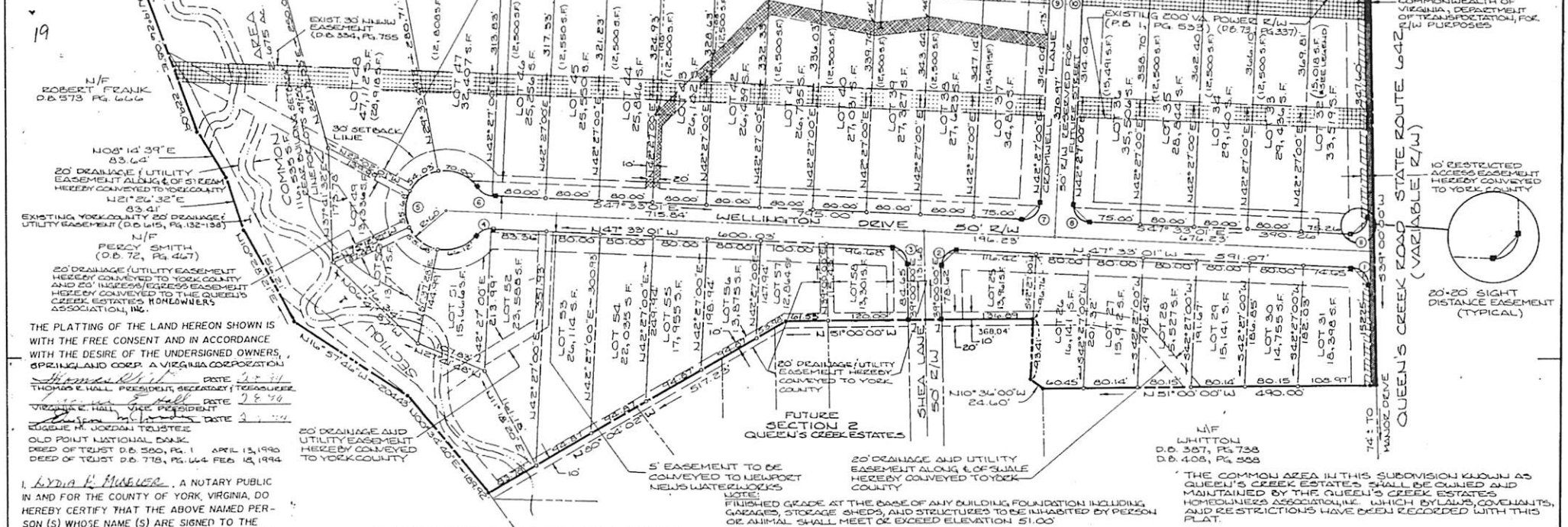
CURVE DATA

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	281-56-40	60.00'	30.93'	15.46'	15.46'	N 89-56-40 W
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'	N 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 R. HALL PRESIDENT, SECRETARY, FIDUCIARY
 VIRGINIA R. HALL VICE PRESIDENT
 REGGIE M. JORDAN TRUSTEE
 OLD POINT NATIONAL BANK
 DEED OF TRUST D.D. 580, P. 1 APRIL 13, 1993
 DEED OF TRUST D.D. 718, P. 164 FEB. 14, 1994

I, Lydia R. Musgrave, 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 R. Musgrave
 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 R. VIRGINIA R. HALL BY DEED DATED AUGUST 9, 1995

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 JANUARY 30, 1994

E.E. PAINE, P.E. 2/8/94 DATE



LEGEND

[Symbol]	10' V.O.O.T. DEDICATION
[Symbol]	20' DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
[Symbol]	EXISTING NEWPORT NEWS WATERWORKS EASEMENT
[Symbol]	1200 PIPES TO BE SET AT ALL LOT CORNERS
[Symbol]	1200 PIPES FOUND
[Symbol]	(3') AREA EXCLUSIVE OF V&P POWER EASE.
[Symbol]	* FRONT LOT AREA NOT ENCUMBERED BY VIRGINIA POWER EASEMENT
[Symbol]	10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY
[Symbol]	CONCRETE MONUMENT TO BE SET

AREA OF LOTS	18.16 Ac. ±
COMMON AREA	2.48 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.

"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."

NOTE:
 SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 205-101, 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 SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

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 REZONATION 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. Mike 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 29th DAY OF March, 1994 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 316

NANCY B. KANE, CLERK
 CLERK
 BY: Rachel R. Daniels