



THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

SHADY BANKS ASSOCIATES
A VIRGINIA CORPORATION

BY: Robert L. Freeman, Jr. DATE: 6/19/94
ROBERT L. FREEMAN, JR., PRESIDENT

I, Joanne M. Garner, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 9th DAY OF June, 1994.

Joanne M. Garner
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/31/94

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 SHADY BANKS ASSOCIATES, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM PADGETT LAND TRUST, ET ALS, BY DEED DATED 30 APRIL 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 720, PAGE 693. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 5 DECEMBER 1994.



UTILITIES NOTES
WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

NOTES:

1. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.126 IS LOCATED AT THE INTERSECTION OF ROUTE 134 AND FIRST AVENUE. X=12089688.687 Y=3567512.061
2. THIS PROPERTY IS ZONED PD-RC.
3. 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 THE PLAT.
4. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO.38A2-2-A
5. DEVELOPMENT OF THE LOTS SHOWN HEREON SHALL CONFORM TO THE DESIGN PARAMETERS SET FORTH IN ORDINANCE 092-45.
6. THE MAXIMUM LOT COVERAGE FOR ALL STRUCTURES (PRINCIPAL AND ACCESSORY) ON ANY LOT SHALL BE 25%.
7. THE MINIMUM REAR YARD SETBACK FOR PRINCIPAL BUILDINGS, EXCLUSIVE OF APPURTENANCES SUCH AS UNCOVERED PATIOS OR DECKS, SHALL BE TWENTY FEET (20').
8. THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY UNITS SHALL BE TWENTY FEET (20').
9. THE MINIMUM SIDE AND REAR YARD SETBACK FOR ACCESSORY AND APPURTENANT STRUCTURES SUCH AS UNCOVERED DECKS OR PATIOS SHALL BE FIVE FEET (5'). THIS SHALL NOT APPLY TO FENCES.
10. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE YORKSHIRE DOWNS HOMEOWNERS ASSOCIATION.
11. 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 24-158 OF THE YORK COUNTY ZONING ORDINANCE.
12. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO THE COUNTY OF YORK, 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 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.

LEGEND

- INDICATES CONC. MONUMENT TO BE SET
- INDICATES IRON PIN TO BE SET

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	08°51'33"	505.00'	78.08'	39.12'	78.01'	S23°30'04"E
2	84°35'12"	25.00'	36.91'	22.74'	33.65'	S61°21'53"E
3	90°00'00"	25.00'	39.27'	25.00'	35.36'	S31°20'31"W
4	06°45'44"	635.00'	74.94'	37.52'	74.90'	S17°02'21"E
5	06°59'50"	635.00'	77.55'	38.82'	77.50'	S23°55'08"E
6	06°59'50"	635.00'	77.55'	38.82'	77.50'	S30°54'58"E
7	06°59'50"	635.00'	77.55'	38.82'	77.50'	S37°54'48"E
8	05°07'19"	685.00'	61.24'	30.64'	61.21'	S40°07'02"E
9	85°57'42"	25.00'	37.51'	23.30'	34.09'	S80°32'47"E
10	04°23'44"	250.00'	19.18'	9.59'	19.17'	S54°16'30"W
11	24°16'13"	250.00'	105.90'	53.76'	105.11'	S39°56'31"W
12	19°03'26"	250.00'	83.15'	41.96'	82.77'	S18°16'42"W
13	02°08'42"	300.00'	11.23'	5.62'	11.23'	N09°49'20"E
14	11°46'00"	300.00'	61.61'	30.91'	61.50'	N16°46'40"E
15	12°54'18"	300.00'	67.57'	33.93'	67.43'	N29°06'49"E
16	06°01'54"	250.00'	26.32'	13.17'	26.31'	N32°33'01"E
17	20°47'05"	250.00'	90.69'	45.85'	90.19'	N19°08'31"E
18	01°26'37"	300.00'	7.56'	3.78'	7.56'	S09°28'17"W
19	11°35'35"	300.00'	60.70'	30.45'	60.60'	S15°59'23"W
20	11°35'35"	300.00'	60.70'	30.45'	60.60'	S27°34'58"W
21	11°35'35"	300.00'	60.70'	30.45'	60.60'	S39°10'33"W
22	11°30'01"	300.00'	60.22'	30.21'	60.11'	S50°43'21"W
23	85°57'42"	25.00'	37.51'	23.30'	34.09'	S13°29'31"W
24	07°19'41"	685.00'	87.61'	43.86'	87.55'	S25°49'30"E
25	00°51'16"	685.00'	10.22'	5.11'	10.22'	S21°44'02"E
26	05°10'23"	685.00'	61.85'	30.94'	61.83'	S18°43'12"E
27	02°28'31"	685.00'	29.59'	14.80'	29.59'	S14°53'45"E
28	90°00'00"	25.00'	39.27'	25.00'	35.36'	N58°39'29"W
29	90°00'00"	25.00'	39.27'	25.00'	35.36'	S31°20'31"W
30	49°30'26"	25.00'	21.60'	11.53'	20.94'	N38°24'42"W
31	86°17'38"	52.00'	78.32'	48.74'	71.12'	S20°01'07"E
32	00°44'41"	250.00'	3.25'	1.63'	3.25'	N35°03'23"W
33	02°04'39"	300.00'	10.88'	5.44'	10.88'	N36°17'27"W
34	63°07'36"	52.00'	57.29'	31.94'	54.44'	N67°44'39"W
35	72°01'48"	52.00'	65.37'	37.80'	61.15'	N00°09'57"W
36	07°40'44"	25.00'	3.35'	1.68'	3.35'	S32°00'35"W
37	41°49'43"	25.00'	18.25'	9.55'	17.85'	S07°15'22"W
38	90°00'00"	25.00'	39.27'	25.00'	35.36'	N58°39'29"W
39	84°35'12"	25.00'	36.91'	22.74'	33.65'	S34°02'55"W
40	10°05'31"	505.00'	88.95'	44.59'	88.83'	S03°11'56"E
41	03°46'34"	505.00'	33.28'	16.65'	33.28'	S03°44'07"W
42	33°33'13"	455.00'	266.46'	137.17'	262.67'	S11°09'13"E
43	62°53'38"	60.89'	66.84'	37.24'	63.53'	N24°30'00"W

PLAT OF SUBDIVISION
**YORKSHIRE DOWNS
PHASE 4**
SECTION B

COUNTY OF YORK, VIRGINIA
DATE: 15 DEC.1993 SHEET 1 OF 4 SCALE: NONE

SRA SLEDD, RONEY & ASSOCIATES, P.C.
ENGINEERS PLANNERS SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

AREA TABULATIONS

AREA OF LOTS	8.337 ACRES
AREA OF RIGHT-OF-WAY	2.706 ACRES
COMMON AREA	2.452 ACRES
TOTAL SUBDIVIDED AREA	13.495 ACRES

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEE. EMMA FITZHUGH, TRUSTEE, ET ALS (D.B.720, PG.698 5/6/93)

Donald N. Patten
DONALD N. PATTEN, TRUSTEE

I, Judy D. Knobling, A NOTARY PUBLIC IN AND FOR THE State OF Virginia VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 10 DAY OF June, 1994.

Judy D. Knobling
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb. 29, 1996

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Donald N. Patten
PLAT APPROVING AGENT
DATE: JUNE 17, 1994

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 21 DAY OF June, 1994. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 72.
TESTE: NANCY B. KANE
CLERK

BY: Rachael R. O'Rourke