

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.

THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').

**AREA TABULATION**

PARCEL 1	16.683 AC.±
PARCEL 2	3.786 AC.±
PARCEL 3	5.299 AC.±
PARCEL 4	3.828 AC.±
PARCEL 5	2.334 AC.±
PARCEL 6	3.471 AC.±
PARCEL 7	2.964 AC.±
PARCEL 8	3.858 AC.±
PARCEL 9	4.759 AC.±

TOTAL AREA SUBDIVIDED 46.982 ACRES±

**VICINITY MAP**  
SCALE: 1" = 2000'

**OWNER'S CONSENT AND DEDICATION**

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

Enrico A. Cicero 4/17/95  
ENRICO A. CICERO DATE

Anna Lucille Cicero 4/17/95  
ANNA LUCILLE CICERO DATE

**NOTARY: STATE OF VIRGINIA**

I, Pamela Dawn Callis, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

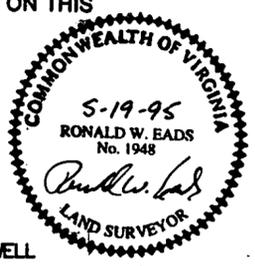
GIVEN UNDER MY HAND THIS 17 DAY OF April, 1995

MY COMMISSION EXPIRES August 31, 1997.

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 ENRICO A. AND ANNA LUCILLE CICERO, HIS WIFE AND WAS ACQUIRED FROM ANNA LUCILLE AND ENRICO A. CICERO, HER HUSBAND BY DEED DATED NOVEMBER 28, 1966 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 201, AT PAGE 25. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 1995.



EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY A WELL APPROVED BY THE LOCAL HEALTH DEPARTMENT.

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM 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.

David S. Ziller 8-11-95  
HEALTH DEPARTMENT DATE

**GENERAL NOTES:**

- PROPERTY TO BE SUBDIVIDED IS ALL OF ASSESSOR'S PARCEL #3-(9)-1.
  - PROPERTY IS CURRENTLY ZONED "RR" - RURAL RESIDENTIAL.
  - PROPERTY AS SHOWN LIES IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. # 510182-0005B & 510182-0025B, DATED DECEMBER 16, 1988.
  - TOTAL AREA SUBDIVIDED IS 46.982 ACRES±.
  - MINIMUM BUILDING SETBACK LINES: FRONT - 50', SIDES - 20', REAR - 50'.
- FRONT BUILDING SETBACK LINES AS SHOWN, SIDE AND REAR SETBACK LINES NOT SHOWN FOR PURPOSES OF PLAT CLARITY.

**REFERENCES:**

- PLAT BOOK 8, PAGE 372
- PLAT BOOK 11, PAGE 36
- DEED BOOK 565, PAGE 503
- DEED BOOK 544, PAGE 838
- DEED BOOK 544, PAGE 383
- DEED BOOK 535, PAGE 746
- DEED BOOK 534, PAGE 795

**FAMILY SUBDIVISION**  
ON PROPERTY STANDING IN THE NAME OF  
**ENRICO A. & ANNA LUCILLE CICERO**  
CONTAINING 46.982 ACRES±

BRUTON DISTRICT YORK COUNTY VIRGINIA

5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(804) 253-0040  
Fax (804) 220-8994

CONSULTING ENGINEERS

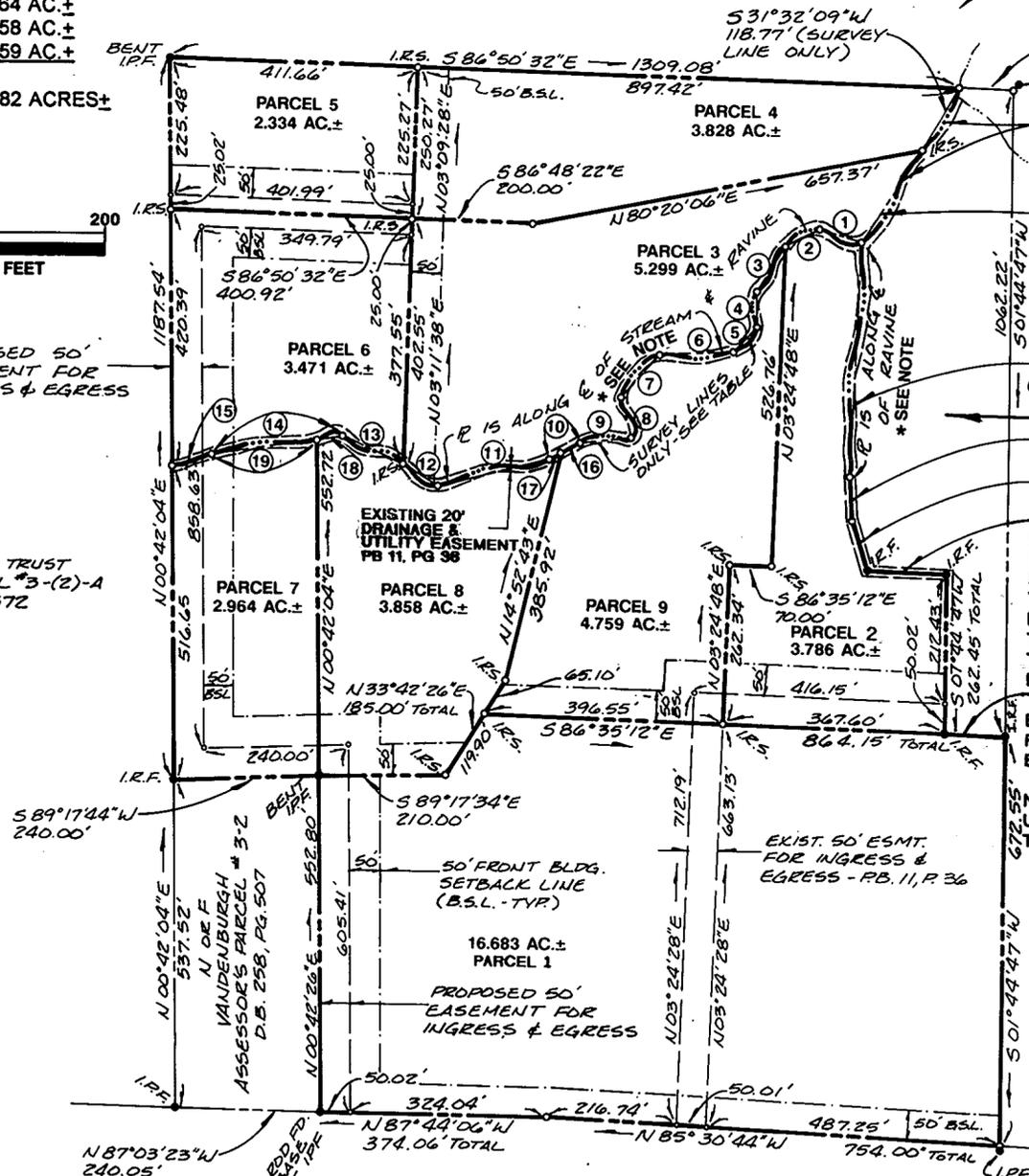
SCALE: 1" = 200' DATE: 4/17/95 JOB NO. 7817  
REVISED 6/30/95  
REVISED 9/1/95

RECORD MERIDIAN  
PLAT BOOK 11, PAGE 36



PROPOSED 50' EASEMENT FOR INGRESS & EGRESS

N OR F JAMES-YORK LAND TRUST ASSESSOR'S PARCEL #3-(2)-A P.B. 8, PG. 372



N/F JAMES-YORK LAND TRUST ASSESSOR'S PARCEL #3-(2)-A P.B. 8, PG. 372

531°32'09"W 118.77' (SURVEY LINE ONLY)  
586°50'32"E 90.00'  
IF 15 N 52°49'43"E 8.41' FROM CORNER  
R 15 ALONG & OF STREAM \* SEE NOTE  
534°42'41"W 182.11' (SURVEY LINE ONLY)

N OR F VICTORIA C. MORIE D.B. 534, PG. 795 ASSESSOR'S PARCEL #3-(9)-2

PER SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE, ONLY ONE (1) SUCH DIVISION SHALL BE ALLOWED PER FAMILY MEMBER, AND SHALL NOT BE MADE FOR THE PURPOSE OF CIRCUMVENTING THIS CHAPTER. LOTS CREATED UNDER THIS SECTION SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBER FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOTS ARE SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

EACH LOT OR PARCEL OF PROPERTY SHALL FRONT A PUBLIC ROAD OR SHALL FRONT UPON A PRIVATE DRIVEWAY OR ROAD WHICH IS A PERMANENT EASEMENT OF RIGHT-OF-WAY NOT LESS THAN TWENTY FEET (20') IN WIDTH.

NO PARCEL CREATED BY FAMILY SUBDIVISION SHALL BE FURTHER SUBDIVIDED UNLESS SUCH DIVISION IS IN FULL COMPLIANCE WITH ALL REQUIREMENTS OF THE YORK COUNTY SUBDIVISION ORDINANCE.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Danna, PE, PLAT APPROVING AGENT  
DATE: 9/20/95

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 21 DAY OF September, 1995.  
THIS MAP WAS PRESENTED FOR RECORD AS THE LAW DIRECTS.  
PLAT BOOK 12, PAGE 294.

TESTE: Nancy B. Kane, CLERK  
BY: Richard R. Drouse

**LEGEND**

---	PROPERTY LINES
---	BUILDING SETBACK LINES (B.S.L. - TYP.)
○	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
---	EXISTING DRAINAGE & UTILITY EASEMENT
---	PROPOSED EASEMENT FOR INGRESS/EGRESS

**SKIMINO ROAD STATE ROUTE 797 50' R/W**

SURVEY LINE TABLE			
1	N 72°38'32"W	73.12'	
2	S 65°14'47"W	62.56'	
3	S 35°28'15"W	88.17'	
4	S 00°30'47"W	59.47'	
5	S 44°55'53"W	56.14'	
6	S 89°25'17"W	123.25'	
7	S 43°06'25"W	98.01'	
8	S 89°25'17"W	69.13'	
9	S 85°47'15"W	85.25'	
10	S 63°06'59"W	57.63'	
11	S 77°47'20"W	190.71'	
12	N 56°57'15"W	66.36'	
13	N 64°26'16"W	111.01'	
14	S 82°57'31"W	219.03'	
15	S 75°07'22"W	67.77'	
16	S 63°06'59"W	35.00'	
17	S 63°06'59"W	22.63'	
18	S 82°57'31"W	42.72'	
19	S 82°57'31"W	176.31'	