



GEODETIC CONTROL MONUMENTS		
STATION	EASTING (X)	NORTHING (Y)
007	12005384.922	3657911.204
008	12009309.255	3658132.169

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	91°37'04"	500.00	799.52	514.32	717.02	N 40°50'55" E
C2	17°13'29"	500.00	150.31	75.73	149.75	N 78°02'42" E
C3	74°23'35"	500.00	649.20	379.47	604.55	N 32°14'10" E
C4	15°43'31"	200.00	54.89	27.62	54.72	S 12°49'23" E
C5	23°42'24"	660.00	273.08	138.52	271.14	N 74°30'15" E
C6	18°54'19"	680.72	224.61	113.33	223.59	N 72°06'12" E
C7	25°43'16"	775.00	347.91	176.94	345.00	N 00°36'24" W
C8	76°30'07"	325.03	433.98	256.24	402.45	N 50°30'18" E
C9	42°31'45"	425.00	315.47	165.40	308.27	S 89°58'46" E
C10	35°25'15"	425.00	262.74	135.72	258.58	S 73°32'01" E
C11	07°06'30"	425.00	52.73	26.40	52.69	S 52°16'09" E
C12	25°28'01"	180.00	80.01	40.68	79.35	N 21°27'39" E
C13	91°37'04"	475.00	759.54	488.61	881.17	N 40°50'55" E
C14	52°19'48"	30.00	27.40	14.74	26.46	N 31°07'32" W
C15	284°39'37"	60.00	298.10	46.32	73.33	N 85°02'22" E
C16	52°19'48"	30.00	27.40	14.74	26.46	S 21°17'21" W
C17	67°48'52"	525.00	621.38	352.88	585.74	S 29°21'50" W
C18	83°57'20"	35.00	51.29	31.49	46.82	S 21°17'32" W
C19	15°43'31"	225.00	61.75	31.07	61.56	S 12°49'23" E
C20	88°40'56"	35.00	54.17	34.20	48.92	S 49°18'05" E
C21	23°42'24"	635.00	262.74	133.28	260.87	N 74°30'15" E
C22	09°36'45"	705.72	118.40	59.34	118.26	N 67°27'25" E
C23	85°43'50"	35.00	52.37	32.48	47.62	N 29°23'53" E
C24	25°43'16"	800.00	359.14	182.65	356.13	N 00°36'24" W
C25	76°30'07"	350.03	467.36	275.95	433.41	N 50°30'18" E
C26	28°19'00"	450.00	222.40	113.52	220.14	S 77°05'09" E
C27	82°52'41"	35.00	50.63	30.90	46.33	N 75°38'00" E
C28	25°28'01"	155.00	68.89	35.03	68.33	N 21°27'39" E
C29	52°19'49"	30.00	27.40	14.74	26.46	N 17°26'15" W
C30	284°39'37"	60.00	298.10	46.32	73.33	S 81°16'21" E
C31	52°19'48"	30.00	27.40	14.74	26.46	S 34°53'33" W
C32	25°30'23"	204.69	91.12	46.33	90.37	S 21°27'39" W
C33	82°54'33"	35.00	50.65	30.92	46.34	S 07°15'37" E
C34	42°31'45"	400.00	296.91	155.67	290.14	N 69°58'46" W
C35	76°30'07"	300.03	400.60	236.53	371.50	S 50°30'18" W
C36	25°43'16"	750.00	336.69	171.23	333.87	S 00°36'24" E
C37	84°58'36"	35.00	51.91	32.06	47.28	S 55°57'20" E
C38	18°54'19"	655.72	216.36	109.17	215.38	S 72°06'12" W

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C39	23°42'24"	685.00	283.43	143.77	281.41	S 74°30'15" W
C40	52°19'48"	30.00	27.40	14.74	26.46	S 60°11'33" W
C41	284°39'37"	60.00	298.10	46.32	73.33	N 03°38'33" W
C42	52°19'48"	30.00	27.40	14.74	26.46	S 67°28'39" E
C43	91°19'04"	35.00	55.78	35.81	50.06	N 40°41'55" E
C44	15°43'31"	175.00	48.03	24.17	47.88	N 12°49'23" W
C45	83°44'35"	35.00	51.16	31.37	46.72	N 62°33'26" W
C46	11°05'10"	525.00	101.58	50.95	101.42	N 82°33'26" W
C47	14°05'19"	475.00	116.80	58.70	116.51	N 79°36'47" E
C48	36°44'45"	475.00	304.63	157.78	299.44	N 39°40'56" E
C49	26°20'18"	473.78	217.80	110.86	215.88	N 08°10'28" E
C50	147°17'26"	60.00	154.24	204.46	115.14	N 16°21'17" E
C51	76°00'02"	60.00	79.59	46.88	73.88	S 51°59'59" E
C52	61°22'09"	60.00	64.27	35.60	61.24	S 16°41'06" W
C53	06°20'21"	525.00	58.08	29.07	58.06	S 01°21'41" E
C54	20°16'57"	525.00	185.85	93.91	184.88	S 11°56'09" W
C55	41°11'34"	525.00	377.45	197.30	369.37	S 42°40'25" W
C56	00°11'39"	705.72	2.39	1.20	2.39	S 62°44'52" W
C57	35°59'51"	350.03	219.91	113.72	216.31	N 64°40'41" E
C58	06°04'44"	350.03	37.14	18.59	37.12	N 85°42'59" E
C59	99°55'49"	60.00	104.61	71.39	91.85	N 06°20'18" E
C60	09°34'55"	60.00	10.03	5.03	10.02	N 61°04'13" E
C61	78°17'08"	60.00	81.98	48.84	75.75	S 74°59'46" E
C62	96°54'39"	60.00	101.48	67.71	89.81	S 12°36'08" W
C63	07°55'40"	450.00	62.26	31.18	62.22	S 44°45'04" E
C64	79°26'45"	400.00	554.64	332.36	511.26	N 51°31'16" W
C65	05°19'23"	750.00	69.68	34.86	69.65	S 09°36'33" W
C66	20°23'54"	750.00	267.01	134.93	265.61	S 03°16'05" E
C67	17°14'41"	705.72	212.40	107.01	211.60	S 89°49'18" E
C68	27°47'25"	655.72	318.04	162.21	314.93	S 79°55'31" W
C69	03°22'46"	655.72	38.68	19.34	38.67	S 64°20'26" W
C70	13°57'14"	685.00	166.83	83.83	166.42	S 69°37'40" W
C71	09°45'10"	685.00	116.60	58.44	116.46	S 81°28'52" W
C72	85°58'58"	60.00	90.04	55.93	81.83	S 77°01'08" W
C73	37°13'22"	60.00	38.98	20.21	38.30	N 41°22'42" W
C74	161°27'16"	60.00	149.05	175.90	113.57	N 67°31'21" E
C75	14°17'27"	680.72	169.79	85.34	169.35	N 69°47'46" E
C76	04°36'52"	680.72	54.82	27.43	54.81	N 79°14'56" E
C77	14°30'49"	475.00	120.32	60.48	120.00	S 65°18'43" W
C78	36°55'00"	400.00	257.72	133.51	253.29	N 30°16'24" W

SUBDIVISION PLAT OF
SKIMINO LANDING ESTATES
PHASE II-A

BRUTON DISTRICT
COUNTY OF YORK, VIRGINIA
DATE: OCTOBER 13, 1998



Committed to Excellence
ENGINEERS • ARCHITECTS • SURVEYORS
1006 RICHMOND ROAD, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187
(757)253-0673 FAX: (757)253-2319 E-MAIL: djinc@vsi.net
NORFOLK - VIRGINIA BEACH AREA (757)874-5015

SHEET 1 OF 4
JOB NO. 1941120
LEGEND

- FLOOD ZONE LIMITS
- RPA (RESOURCE PROTECTION AREA)
- 100' RPA BUFFER
- RMA (RESOURCE MANAGEMENT AREA)
- LANDSCAPE PROTECTION EASEMENT HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION
- ▭ SLOPES (20% OR GREATER)
- ▭ DRAINAGE EASEMENT HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION
- SBL
- ▭ S SEWAGE DISPOSAL DRAINFIELD PRIMARY SYSTEM
- ▭ R SEWAGE DISPOSAL DRAINFIELD RESERVE AREA
- *C, *T EASEMENT CURVE/LINE DATA
- ⊕ PROPOSED WELL LOCATIONS
- MONUMENT FOUND
- MONUMENT TO BE SET
- IRON PIPE/ROD FOUND
- IRON PIPE/ROD TO BE SET

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SKIMINO LANDING ESTATES PHASE II-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SKIMINO DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
BY: Daniel J. DeYoung 11-17-98 DANIEL J. DEYOUNG, MANAGER DATE
BY: Jay L. Levinson Nov. 17 1998 JAY L. LEVINSON, MANAGER DATE
BY: Tabb Development Co., L.L.C. 11-17-98 TABB DEVELOPMENT CO., L.L.C. MANAGED BY COWLES M. SPENCER DATE

LENDER:
CENIT BANK F.S.B.
D.B. 868, PG. 463, 10/26/95
D.B. 875, PG. 811, 12/21/95
TRUSTEE:
INDEPENDENT INVESTORS, INC. BY: Bonnie L. Morrissette 11-17-98 VICE PRESIDENT DATE

Bonnie L. Morrissette
A NOTARY PUBLIC IN AND FOR THE City of Norfolk DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 18 DAY OF Nov, 1998

Bonnie L. Morrissette
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/30/2000

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 SKIMINO DEVELOPMENT COMPANY, L.L.C. AND WAS ACQUIRED FROM:

- JAMES-YORK LAND TRUST, TRUSTEE; RUTHERFORD C. LAKE JR. BY DEED DATED: 8/27/95 IN DEED BOOK 868 ; PG. 450
 - ANDREW & DONNA VANDENBERG BY DEED DATED: 12/21/95 IN DEED BOOK 875 ; PG. 809
- AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
I CERTIFY THAT THE MONUMENTS & IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1999.
G. ALAN KILLINGSWORTH L.S. #1502 DATE



NOTES:

- PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
- WATER**
EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL TO BE APPROVED BY THE HEALTH DEPT.
- SEWER:**
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 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 D. Smith, E.H. Supervisor 11/17/98 DATE
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE SKIMINO LANDING ESTATES HOMEOWNER'S ASSOCIATION.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. VEINANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (I) THE 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, TELEPHONES, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- 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 THIS PLAT.
AREA TABULATION:
TOTAL AREA OF PHASE II-A 3,994,692 S.F. 91.71 AC.
COMMON AREA 781,855 S.F. 17.95 AC.
LOT AREAS 2,275,077 S.F. 52.23 AC.
R/W 262,517 S.F. 6.03 AC.
WELL LOT 24,172 S.F. 0.55 AC.
AREA OF FUTURE DEVELOPMENT 651,073 S.F. 14.95 AC.
- PROPERTY LIES IN F.I.R.M. ZONES AS SHOWN ON PLAT ACCORDING TO COMMUNITY PANEL NO. 510182-0005 B, DATED 12/16/1988.
- TAX MAP AND PARCEL NO. 003-(2)-A (A PORTION OF).
- V.D.O.T. WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION FACILITY AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF BASIN AND/OR ITS OUTFLOW STRUCTURES.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PUSJANT 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 FEET AND SIX 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.
- MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50') BUILDING SETBACK LINE REQUIREMENTS.

- AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA, ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 IN THE COUNTY OF YORK ZONING ORDINANCE.
- THE AREAS SHOWN HEREON AS "AREAS OF FUTURE DEVELOPMENT" ARE NOT APPROVED FOR SALE OR DEVELOPMENT AT THIS TIME DUE TO UNAVAILABILITY OF ACCEPTABLE ON-SITE SEWAGE DISPOSAL SYSTEMS. IN ORDER TO BE CONSIDERED BUILDABLE, THESE AREAS MUST BE DEPCTED ON A PLAT OF SUBDIVISION WHICH MUST BE APPROVED BY THE STATE HEALTH DEPARTMENT AND THE COUNTY OF YORK AND SUBSEQUENTLY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY.
- CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES OF 20% AND GREATER, AND WILL BE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: John T. Korman, PE PLAT APPROVING AGENT
DATE: 11-23-98

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 23rd DAY OF Nov, 1998 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 121, PAGE 646
TESTE: Nancy B. Kays CLERK
BY: Carol D. Meehan, Deputy Clerk