

SUBDIVISION PLAT

OF

TIDEMILL ESTATES SECTION THREE

BETHEL DISTRICT - YORK COUNTY, VIRGINIA

FEBRUARY 24, 2000

SHEET 1 OF 3

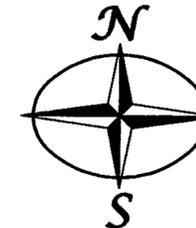
Simmons Newsome, P.C.

Engineers Surveyors Planners

110A Dare Road

Yorktown, Virginia 23692

Phone (757) 898-4914 Fax (757) 898-4914



GRAPHIC SCALE

1" = 100'

LEGEND

- Pipe/Rod Set
- Concrete Monument Set
- Pipe/Rod Found
- Concrete Monument Found
- RPA Resource Protection Area
- RMA Resource Management Area

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS		
STATION	EASTING	NORTHING
110	12081941.779	3576181.365
111	12085280.272	3575722.385
112	12086281.648	3579062.299
122	12083462.597	3574260.078

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
Plat Approving Agent

DATE: 3/28/00

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 28th day of March, 2000 this map was presented and admitted to record as the law directs in PLAT BOOK 13 at PAGE 108

TESTE: LYNN S. JENKINS, CLERK
Clerk

BY: Kristen N. Nelson, DC

STATISTICAL DATA

- TOTAL SUBDIVIDED AREA.....18.76 ± ACRES
- AREA WITHIN LOTS.....15.20 ± ACRES
- AREA WITHIN R/W.....0.95 ± ACRE
- AREA WITHIN COMMON AREAS.....2.61 ± ACRES
- MINIMUM FRONT YARD.....30'
- MINIMUM REAR YARD.....25'
- MINIMUM SIDE YARD.....10'
- ZONING.....RR (RURAL RESIDENTIAL DISTRICT)
- REFERENCES.....30-00-00-198
30-00-00-199
30-00-00-210

(RURAL RESIDENTIAL DISTRICT), VESTED TO THE CLUSTER DEVELOPMENT REGULATIONS SET FORTH IN SECTION 24-245 OF THE PREVIOUS ZONING ORDINANCE IN EFFECT IN JANUARY 1995.

NOTES:

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.

Drainage and utility easements conveyed to the County by recordation of this plat shall be exclusive to the County, unless otherwise noted. Conveyance of such easements to the County also include: (i) the right of ingress/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, telephone, communications, and gas utility facilities.

FLOOD ZONE : AE & X
COMMUNITY-PANEL NUMBER : 510182 0037 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, 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.

ALL DRAINAGE AND/OR UTILITY EASEMENTS HEREBY CONVEYED TO YORK COUNTY.

D&U INDICATES DRAINAGE AND UTILITY.

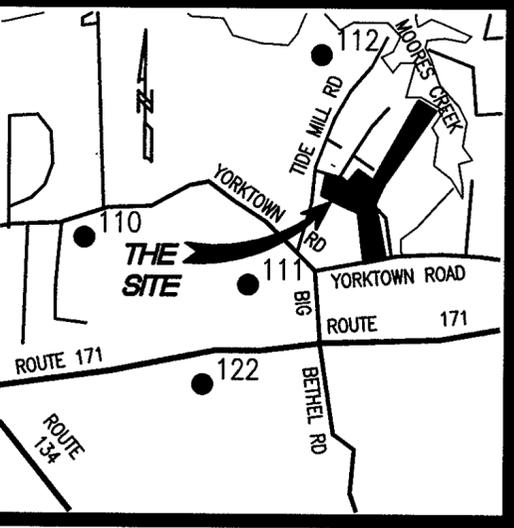
ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

SOME OF THE PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE RPA/RMA AS SHOWN ON SHEETS 2 & 3.

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 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

ALL COMMON AREAS ARE TO BE CONVEYED TO THE HERON'S WALK/TIDEMILL ESTATES HOMEOWNERS' ASSOCIATION. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24-241 OF THE PREVIOUS YORK COUNTY ZONING ORDINANCE IN EFFECT IN JANUARY 1995.

- * DEED BOOK 254, PAGE 190
FROM: JOSEPH P. TOPPING, ELKANAH TOPPING, CLARENCE E. TOPPING, BEULAH T. MOORE, W.C. MOORE, DOROTHY TOPPING, LAURIE T. IRVIN, JOHN D. IRVIN, PAULETTE T. LEWIS, KENNETH B. LEWIS & PAUL E. TOPPING, JR.
DATED: MARCH 6, 1973
- * DEED BOOK 260, PAGE 361
FROM: RODGERS A. SMITH, ELIZABETH PAGE SMITH & ELSIE PAGE CARPENTER
DATED: SEPTEMBER 9, 1973
- * DEED BOOK 260, PAGE 571
FROM: FIRST & MERCHANTS NATIONAL BANK & JOHN WEBB RUSSELL
DATED: OCTOBER 15, 1973



VICINITY MAP

SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

Paul K. Lotz
LOTZ REALTY COMPANY, INCORPORATED, A VIRGINIA CORPORATION
PAUL K. LOTZ, PRESIDENT
DATE: 3/23/2000

I, Jennifer C. Rau, a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.
Given under my hand this 23rd day of March, 2000

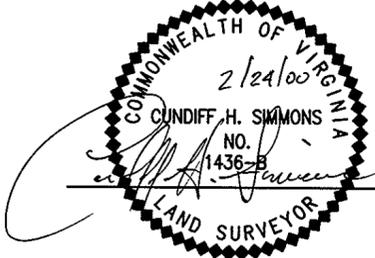
Jennifer C. Rau Notary Public

My commission expires August 31, 2004

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 LOTZ REALTY COMPANY, INCORPORATED and was acquired from AS SHOWN BELOW*

These deeds are duly recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia

I certify that all monuments and iron pipes as shown on this plat will be set on or before DECEMBER 1, 2000



Cundiff H. Simmons, L.S.

UTILITIES NOTES:

WATER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.