



VICINITY MAP
SCALE: 1"=2000'

SURVEYOR'S CERTIFICATE

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 TOWER PARK CORPORATION AND WAS ACQUIRED FROM BLUE PHOENIX INC. BY DEED DATED APRIL 26, 1999 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA, IN DEED BOOK 1088, PAGE 539. I CERTIFY THAT THE CONCRETE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2000.

CRAIG B. DAVENPORT 7-13-00 DATE



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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.

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.

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) 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 WILLIAMSBURG BLUFFS SHALL BE OWNED AND MAINTAINED BY THE WILLIAMSBURG BLUFFS COMMUNITY ASSOCIATION, WHICH BYLAWS, COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED WITH THIS PLAT.

YORK COUNTY GEODETIC CONTROL STATION NO. 039
X-12020982.199
Y-3617510.523
ELEV.=89.75

RESIDENTIAL AREA DESIGN PARAMETERS

LOT SIZE

- (1) THE MINIMUM AREA OF ANY LOT THAT DOES NOT ABUT A "SIGNIFICANT AMENITY" SHALL BE 8,400 SQUARE FEET.
- (2) THE MINIMUM AREA OF ANY LOT THAT ABUTS A "SIGNIFICANT AMENITY" SHALL BE 7,000 SQUARE FEET.
- (3) THE ABOVE PROVISIONS NOTWITHSTANDING, UP TO TWENTY-FIVE PERCENT (25%) OF THE TOTAL NUMBER OF LOTS IN THE DEVELOPMENT MAYBE BETWEEN 7,000 AND 8,400 SQUARE FEET IN SIZE AND NOT ABUT A "SIGNIFICANT AMENITY."

LOT WIDTH

- (1) THE MINIMUM WIDTH OF ANY LOT SHALL BE SEVENTY FEET (70'), MEASURED AT THE REQUIRED SETBACK LINE.
- (2) THE MINIMUM WIDTH OF ANY CORNER LOT SHALL BE AT LEAST NINETY FEET (90') ALONG AT LEAST TWO OF ITS FRONTAGES. DWELLING UNITS ON CORNER LOTS SHALL BE SITED TO FACE THE MOST NARROW OF THE TWO FRONTAGES.

YARD AND SETBACK STANDARDS

- (1) THE MINIMUM SETBACK OF ALL STRUCTURES FROM A PUBLIC STREET RIGHT-OF-WAY SHALL BE THIRTY FEET (30') EXCEPT IN THE CASE OF CORNER LOTS WHERE FRONT YARD SETBACKS ALONG ONE FRONTAGE MAY BE REDUCED TWENTY FEET (20').
- (2) THE MINIMUM REAR YARD SETBACK FOR PRINCIPAL BUILDINGS, EXCLUSIVE OF APPURTENANCES SUCH AS PATIOS OR DECKS, SHALL BE TWENTY FEET (20').
- (3) THE MINIMUM DISTANCE BETWEEN ANY TWO (2) ADJACENT SINGLE-FAMILY DETACHED UNITS SHALL BE TWENTY FEET (20').
- (4) THE MINIMUM SIDE AND REAR YARD SETBACK FOR ACCESSORY STRUCTURES SUCH AS GARAGES OR SHEDS SHALL BE FIVE FEET (5'). THE MINIMUM SETBACK FOR APPURTENANT STRUCTURES SUCH AS PORCHES, DECKS OR PATIOS SHALL BE FIVE FEET (5').

LOT COVERAGE

- (1) THE MAXIMUM LOT COVERAGE FOR ALL STRUCTURES (PRINCIPAL AND ACCESSORY) ON ANY LOT SHALL BE TWENTY-FIVE PERCENT (25%).

CERTIFICATE OF CONSENT

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

Robert L. Freeman Jr. DATE 12/4/2000
ROBERT L. FREEMAN JR. PRESIDENT, TOWER PARK CORPORATION, A VIRGINIA CORPORATION

STATE OF VIRGINIA,
COUNTY OF YORK, TO WIT:
I, Christina L. Chriscoe 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 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF December 2000.

NOTARY PUBLIC: Christina L. Chriscoe
MY COMMISSION EXPIRES: 12-31-04

LEGEND

- IRON PIPE/PIN TO BE SET
- EXISTING OR PROPOSED EASEMENT
- IRON ROD FOUND
- MONUMENTS FOUND
- MONUMENTS TO BE SET

SUBDIVISION
OF

WILLIAMSBURG BLUFFS
SECTION 1, PHASE 3

BRUTON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA
JULY 13, 2000 SHEET 1 OF 2

Rickmond

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NOTES:

- 1. WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS WATERWORKS.
- 2. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- 3. THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON PANEL 0030B OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY VIRGINIA DATED 12-16-88 COMMUNITY NO. 510182.
- 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ANY ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN HEREON.
- 5. THE NORTH MERIDIAN SHOWN IS BASED ON THE YORK COUNTY GEODETIC CONTROL.
- 6. THE TAX NUMBER FOR THE PROPERTY BEING SUBDIVIDED IS: TAX# 11-11-00-000B, GPIN # H12a-0385-4362.
- 7. THIS PROPERTY IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) PER ORDINANCE NO. 099-8 ADOPTED BY THE BOARD OF SUPERVISORS ON MAY 5, 1999.
- 8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

YARD REGULATIONS

MINIMUM FRONT YARD BUILDING SETBACK =	30'
MINIMUM SIDE YARD BUILDING SETBACK =	10'
MINIMUM SIDE YARD CORNER LOT SETBACK =	20'
MINIMUM REAR YARD BUILDING SETBACK =	20'
MINIMUM BUILDING SEPARATION =	20'
MINIMUM LOT WIDTH =	70'
MINIMUM LOT SIZE =	7,105 SF
MAXIMUM LOT SIZE =	11,855 SF
AVERAGE LOT SIZE =	9,658 SF

AREA TABLE

LOT AREA	67,606 S.F.	1.552 AC.
AREA OF RIGHT-OF-WAY	16,401 S.F.	0.377 AC.
TOTAL SUBDIVIDED AREA	84,007 S.F.	1.929 AC.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: A. Maddalena DATE: 2/27/01
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 6th DAY OF March 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 19 PAGE 256 3:30

TESTE: Lynn S. Jenkins
CLERK
BY: [Signature]