



SUBDIVISION OF  
**PARCEL E**  
BEING THE PROPERTY OF  
SHADY BANKS LAND, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 10/17/03	SHEET 1 OF 3	SCALE: N/A
PROJECT NO: 31514.00	DRAWN BY: DWP	

**VHB** *Vanasse Hangen Brustlin, Inc.*  
Transportation Land Development Environmental Services  
11832 Rock Landing Drive, Suite 203  
Newport News, Virginia 23606-4231  
(757) 873-3386 • FAX (757) 873-0757

REVISION: 06/18/04  
06/18/04

**Owner's Consent**

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 LAND, LLC  
A VIRGINIA LIMITED LIABILITY COMPANY  
*James R. Joseph* July 1, 2004  
BY JAMES R. JOSEPH, MANAGING MEMBER DATE

**Certificate Of Notarization**

STATE OF Virginia  
COUNTY/CITY OF Hampton News, TO WIT:  
I, Deborah A. Lynch A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THE James R. Joseph WHOSE NAME(S) ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. HE/SHE/THEY IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.  
GIVEN UNDER MY HAND THIS 1<sup>st</sup> DAY OF July, 2004.  
Deborah A. Lynch May 31, 2005  
NOTARY PUBLIC MY COMMISSION EXPIRES

**Surveyor's Certification**

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 LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY, A TENNESSEE CORPORATION AND SUCCESSOR BY MERGER TO THE INDEPENDENT LIFE AND ACCIDENT INSURANCE CORPORATION BY DEED DATED SEPTEMBER 17, 2003 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NUMBER LRO30029960.  
I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 31, 2004.  
David W. Andrea June 18, 2004  
DAVID W. ANDREA DATE



**General Notes**

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 126 IS LOCATED IN THE EASTERN GRASS MEDIAN AT THE INTERSECTION OF ROUTE 134 (HAMPTON HIGHWAY) AND FIRST AVENUE.  
X=12089688.687  
Y=3567512.061
- PROPERTY IS ASSESSOR'S PARCEL NO. 38A1-09-00-000E  
GPIN: V02C-0231-1917
- THIS PROPERTY IS ZONED GB (GENERAL BUSINESS DISTRICT) AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:  

PLAT OR DECLARATION	ZONING
MINIMUM LOT AREA .....	20,000 S.F.
MINIMUM LOT WIDTH .....	100 FEET
MINIMUM FRONT YARD SETBACK.....	90 FEET (PLAT) 45 FEET
MINIMUM SIDE YARD SETBACK.....	10 FEET
MINIMUM REAR YARD SETBACK.....	10 FEET
MAXIMUM BUILDING HEIGHT.....	25 FEET (DECLARATION) 50 FEET
MAXIMUM HEIGHT OF 25 FEET PER DECLARATION OF EASEMENT IN D.B. 851, PG. 70	
- THIS PROPERTY IS IN FLOOD ZONE X (AREAS OUTSIDE OF 500-YEAR FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0043B, DATED DECEMBER 16, 1988.
- REFERENCES:  
P.B. 12, PG. 260

**Area Table**

AREA OF PARCEL E-1 .....	46,577 S.F.	1.0692 ACRES
AREA OF PARCEL E-2 .....	44,752 S.F.	1.0274 ACRES
AREA OF PARCEL E-3 .....	79,196 S.F.	1.8181 ACRES
TOTAL SUBDIVIDED AREA .....	170,525 S.F.	3.9147 ACRES

**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.

**Approved:  
York County Board Of Supervisors**

BY: Deborah A. Lynch  
PLAT APPROVING AGENT  
DATE: 8/16/04

**State Of Virginia  
County Of York**

POQUOSON

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 8<sup>th</sup> DAY OF Sept, 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 040019164.  
TESTE: Kim S. Jenkins  
CLERK  
BY: Andrea Corson D.C.

**Legend**

- D.B. DEED BOOK
- P.B. PLAT BOOK
- PG. PAGE
- S.F. SQUARE FEET
- IRON PIN FOUND
- IRON PIN SET

10:46  
pm