

VICINITY SKETCH: 1" = 2000'

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR.

Mary E. Hadden 12/24/05
 MARY E. HADDEN DATE

STATE OF VIRGINIA TO WIT: County of York
 I, Patricia M. Sillery 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 21ST DAY OF December 2005.
Patricia M. Sillery
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-06

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS 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'

THE LAND EMBRACED WITHIN THIS SUBDIVISION IS IN THE NAME OF MARY E. HADDEN AND WAS ACQUIRED FROM W.J. HADDEN & MARY E. HADDEN BY DEED DATED DECEMBER 30, 1987 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, POQUOSON, VIRGINIA IN DEED BOOK 513, PAGE 674 AND BY WILL RECORDED AT WILL BOOK 65, PAGE 276.

I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 28, 2006.

Johnny S. Walters III 12-21-05
 JOHNNY S. WALTERS III DATE



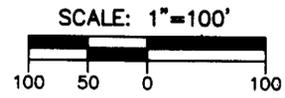
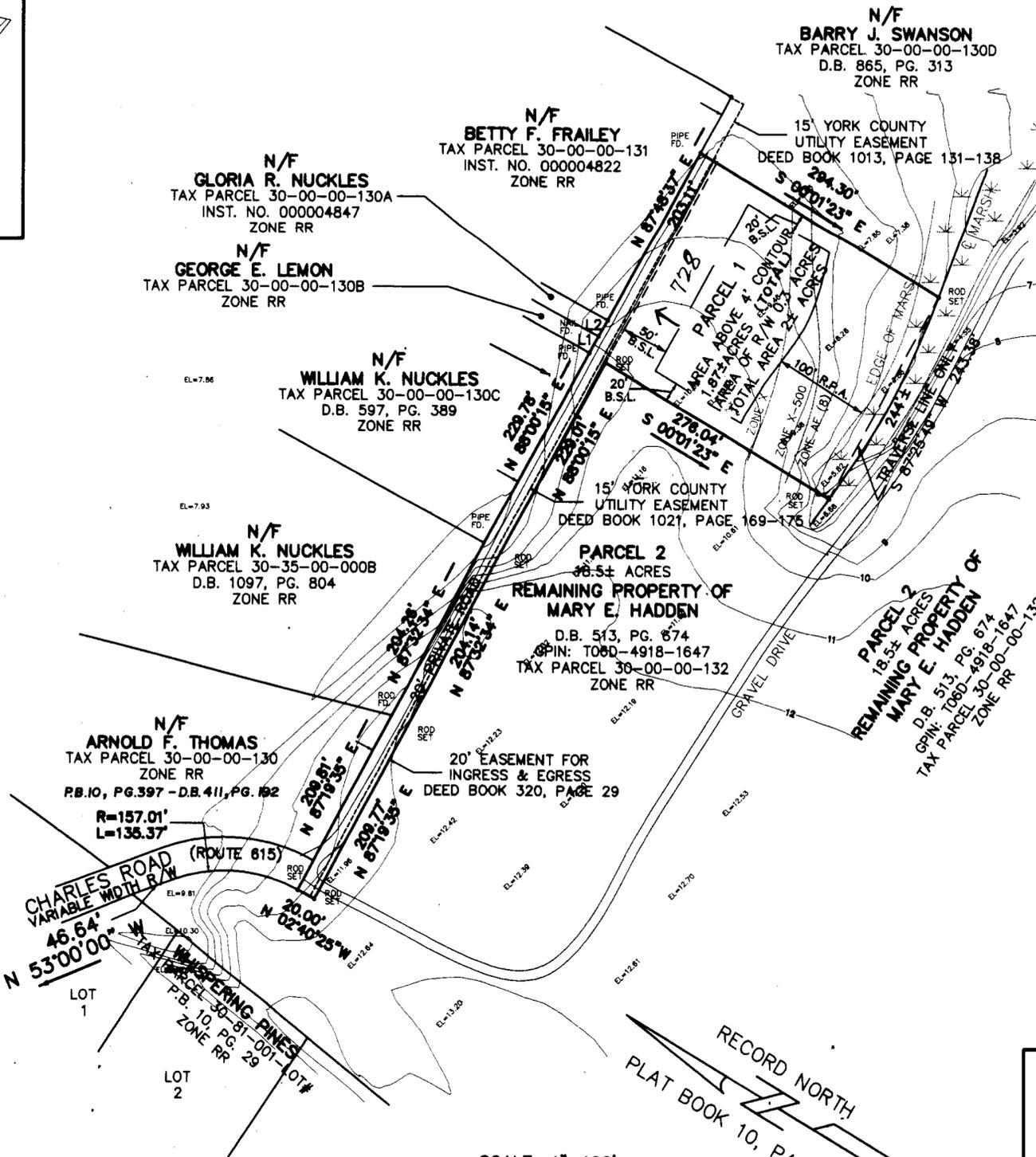
YORK COUNTY SURVEY REFERENCE MARKS:
 STATION NO. 097: NORTHING = 3586649.495 (U.S. SURVEY FEET)
 EASTING = 12081421.037 (U.S. SURVEY FEET)
 STATION NO. 098: NORTHING = 3584939.735 (U.S. SURVEY FEET)
 EASTING = 12083671.912 (U.S. SURVEY FEET)

LINE TABLE

LINE 1	- N 87°38'16" E	20.30'
LINE 2	- N 88°23'20" E	19.87'

SUBDIVISION OF THE PROPERTY OF
MARY E. HADDEN
 #700 A CHARLES ROAD
 GRAFTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE 1" = 100' DATE: 7-26-05
WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23602
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757)898-2862

- NOTES:
1. THE PROPERTY LIES IN FLOOD ZONES AE, X(LIGHT) & X(DARK) AS SHOWN ON FLOOD PANEL 510182 0037 B INDEX DATED 12-16-1988.
 2. THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP PARCEL 30-00-00-132, GPIN T06D-4918-1647.
 3. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: RR (RURAL RESIDENTIAL DISTRICT).
 4. THE MINIMUM BUILDING SETBACKS: FRONT: 50.0' SIDE: 20.0' REAR: 50.0'
 5. THE PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA AND THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS. VIRGINIA CODE 9 VAC 10-20-10 ET SEQ. AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
 6. TOTAL SUBDIVIDED AREA: 20.5± ACRES
 7. REFERENCES: D.B. 513, PG. 674
 D.B. 641, PG. 427
 D.B. 309, PG. 108
 P.B. 5, PG. 14
 D.B. 74, PG. 218
 8. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK AND 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.
 9. 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: (1) THE COUNTY'S 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 (2) 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.
 10. LOTS MUST COMPLY WITH SEC. 24.1-373 OF THE ZONING ORDINANCE.
 11. PARCEL 1 WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY. PARCEL 2 IS CURRENTLY SERVED BY SEPTIC SYSTEM.
 12. EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PRIVATE WELLS APPROVED BY THE HEALTH DEPARTMENT.
 13. PARCEL 2 IS IN A VIRGINIA OUTDOOR FOUNDATION CONSERVATION EASEMENT AND CANNOT BE FURTHER SUBDIVIDED. WELL LOCATION ON PARCEL 1 HEREBY APPROVED



LEGEND
 ——— INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
 ■ INDICATES CONCRETE MONUMENT FOUND.
 B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE
 R.P.A. DENOTES CHESAPEAKE BAY RESOURCE PROTECTION AREA
 R.M.A. DENOTES CHESAPEAKE BAY RESOURCE MANAGEMENT AREA

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 3/31/06

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 31ST DAY OF MAR 06
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 060007218
Lynn S. Jenkins, Clerk
 CLERK
 BY: Richard R. ...

DATE: 7-26-05	JOB #: 230354A	CLIENT:
SCALE: 1" = 100'	F.B. 301 Pg. 3	DRAWN BY: S.J.M.

2005 11:21:15