

PRIMARY GEODETIC CONTROL NETWORK MONUMENTS:

STATION NO. 114: NORTHING = 3577450.129 (U.S. SURVEY FEET)
 EASTING = 12089106.906 (U.S. SURVEY FEET)
 ELEVATION = 8.12'

STATION NO. 115: NORTHING = 3581257.605 (U.S. SURVEY FEET)
 EASTING = 12089059.863 (U.S. SURVEY FEET)
 ELEVATION = 9.48'

**FAMILY SUBDIVISION OF THE PROPERTY OF
 DEAN GREGORY AND LISA PHILLIPS-GREGORY**

BETHEL DISTRICT
 COUNTY OF YORK, VIRGINIA

SCALE 1" = 100' DATE: 12/01/10

WALTERS LAND SURVEYING, LTD.

710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23608
 PHONE: (757) 898-1057
 FAX: (757) 898-2862
 SHEET 1 OF 1

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Dean Gregory 3/3/11
 DEAN GREGORY DATE
Lisa Phillips-Gregory 3/3/11
 LISA PHILLIPS-GREGORY DATE

Jacqueline B. Amato 2-1-12
 JACQUELINE B. AMATO, TRUSTEE DATE
 BENEFICIARY: TOWNE BANK MORTGAGE
 DEED OF TRUST DATED: SEPTEMBER 20, 2010
 RECORDED AS INSTRUMENT NO. 100015629

MERS - MIN 1000 845 00000 287520

NOTARY FOR OWNERS
 STATE OF VIRGINIA TO WIT:
 I, *Hellen Elizabeth Budfeld*, 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 3 DAY OF March, 2011.

Hellen Elizabeth Budfeld
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-13

REGISTRATION NO. 7284212

NOTARY FOR TRUSTEE New Jersey
 STATE OF VIRGINIA TO WIT:
 I, *Dorothy J. DeMarco*, 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 1 DAY OF February, 2011.

Dorothy J. DeMarco
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-15-12

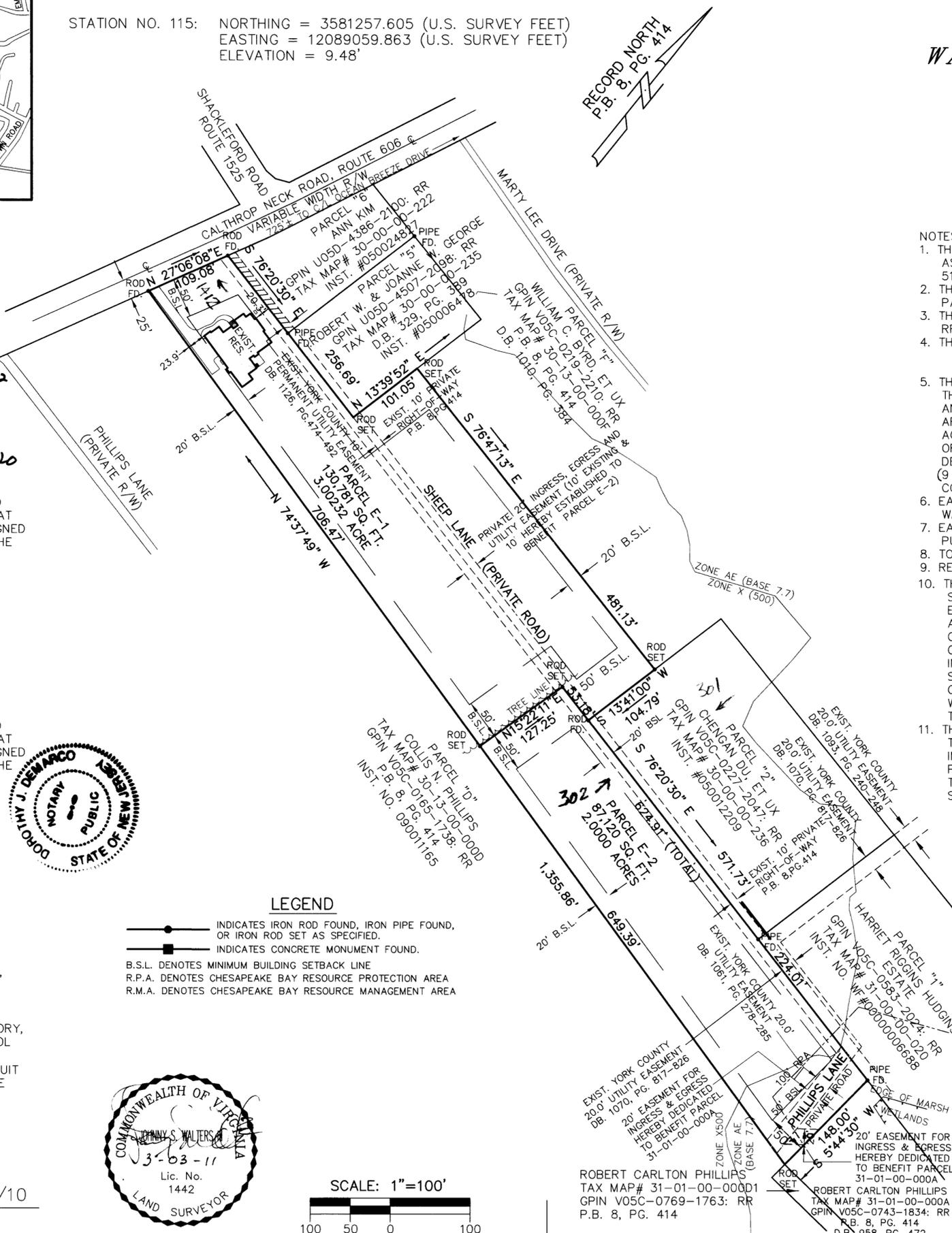
REGISTRATION NO. 2294040

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'

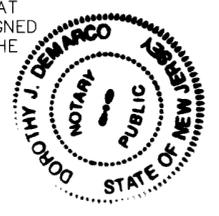
THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS IN THE NAMES OF DEAN GREGORY AND LISA PHILLIPS-GREGORY, HUSBAND AND WIFE, AND WAS ACQUIRED FROM CAROL A. PHILLIPS, BY DEED OF GIFT DATED JUNE 11, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JUNE 19, 1998 IN DEED BOOK 1021, PAGE 726.

I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2011.

Johnny S. Walters III 12/06/10
 JOHNNY S. WALTERS III DATE

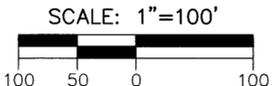


- NOTES:
1. THE PROPERTY LIES IN FLOOD ZONES X500, & AE (7.7) AS SHOWN ON FLOOD PANEL 510182 0220 C MAP NUMBER 51199C0220C INDEX DATED 6/16/09.
 2. THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP PARCEL 30-13-00-000E, GPIN U05D-4947-1925.
 3. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: RR (RURAL RESIDENTIAL DISTRICT)
 4. THE MINIMUM BUILDING SETBACKS: FRONT: 50'
SIDE: 20'
REAR: 50'
 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 (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
 6. EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
 7. EACH LOT WITHIN THIS SUBDIVISION IS CURRENTLY SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
 8. TOTAL SUBDIVIDED AREA: 5.00 AC. (217,901 SQ.FT.)
 9. REFERENCES: DEED BOOK 1021, PG. 726
 10. THIS FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF THE RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').
 11. THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS NAMED FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.



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: 6/13/12

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 20th DAY OF June, 2012
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 170610214

TESTE: *Lynn S. Mendibour*
 CLERK

DATE: 12/01/10	JOB # 280138	CLIENT: GREGORY
SCALE: 1" = 100'	F.B. 314 Pg. 76	DRAWN BY: W