



VICINITY MAP: 1" = 2000'

NOTES:

1. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.126 IS LOCATED AT THE INTERSECTION OF ROUTE 134 AND FIRST AVENUE. X=12089688.687 Y=3567512.061
2. THIS PROPERTY IS ZONED PD-RC.
3. 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 THE PLAT.
4. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO.38A2-2-A
5. DEVELOPMENT OF THE LOTS SHOWN HEREON SHALL CONFORM TO THE DESIGN PARAMETERS SET FORTH IN ORDINANCE 092-45.
6. THE MAXIMUM LOT COVERAGE FOR ALL STRUCTURES (PRINCIPAL AND ACCESSORY) ON ANY LOT SHALL BE 25%.
7. THE MINIMUM REAR YARD SETBACK FOR PRINCIPAL BUILDINGS, EXCLUSIVE OF APPURTENANCES SUCH AS UNCOVERED PATIOS OR DECKS, SHALL BE TWENTY FEET (20').
8. THE MINIMUM DISTANCE BETWEEN ANY TWO ADJACENT SINGLE-FAMILY UNITS SHALL BE TWENTY FEET (20').
9. THE MINIMUM SIDE AND REAR YARD SETBACK FOR ACCESSORY AND APPURTENANT STRUCTURES SUCH AS UNCOVERED DECKS OR PATIOS SHALL BE FIVE FEET (5'). THIS SHALL NOT APPLY TO FENCES.
10. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE YORKSHIRE DOWNS HOMEOWNERS ASSOCIATION.
11. 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 24-158 OF THE YORK COUNTY ZONING ORDINANCE.
12. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO THE COUNTY OF YORK, 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.
13. THIS PROPERTY IS IN FLOOD ZONES X AND AE AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0043B DATED 12/16/88.

PLAT OF SUBDIVISION  
**YORKSHIRE DOWNS**  
**PHASE 4**  
**SECTION C**  
 COUNTY OF YORK, VIRGINIA

DATE: 11/7/94 SHEET 1 OF 6 SCALE: N/A  
 PROJECT NO: 92-052A DRAWN BY: PAUL MICHAEL

**SRA** SLEDD, RUNEY & ASSOCIATES, P.C.  
 ENGINEERS PLANNERS SURVEYORS  
 11832 ROCK LANDING DRIVE, SUITE 203  
 NEWPORT NEWS, VIRGINIA 23606  
 (804) 873-3386

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 ASSOCIATES  
 A VIRGINIA CORPORATION

BY: [Signature] DATE: 12/20/94  
 ROBERT L. FREEMAN, JR., PRESIDENT

I, Mary J. Woodley, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 21st DAY OF December, 1994.

Mary J. Woodley  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/97

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 ASSOCIATES, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM PADGETT LAND TRUST, ET ALS, BY DEED DATED 30 APRIL 1993 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 720, PAGE 693. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 7 NOVEMBER 1995.



AREA TABLE

AREA OF LOTS	14.144 AC.
AREA OF R/W	3.240 AC.
AREA OF COMMON AREA	12.154 AC.
TOTAL SUBDIVIDED AREA	29.538 AC.

UTILITIES NOTES

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

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

MAGRUDER PROPERTIES, L.L.C.  
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 12/20/94  
 ROBERT L. FREEMAN, JR., MEMBER

I, Mary J. Woodley, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 21st DAY OF December, 1994.

Mary J. Woodley  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/97

LEGEND

- INDICATES IRON PIPE TO BE SET
- INDICATES CONC. MON. TO BE SET

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: [Signature]  
 PLAT APPROVING AGENT  
 DATE: DECEMBER 28, 1994

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 28th DAY OF Dec, 1994 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 181.

TESTE: [Signature]  
 CLERK

BY: Catherine Standen, D.C.