

# SHERWOOD FOREST

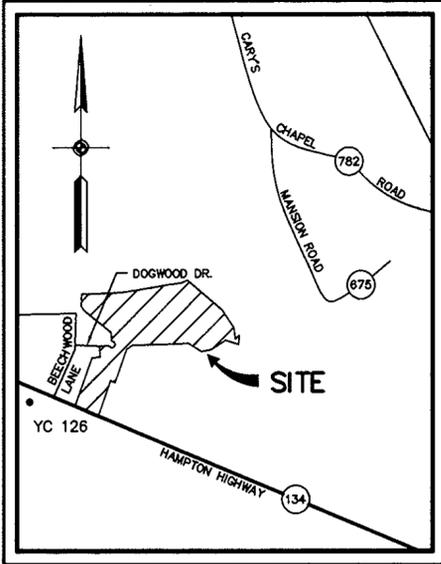
BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA  
 SCALE: 1" = 50' FEBRUARY 16, 1998  
**SHEET 1 OF 6**  
 0 25 50 100 150 200 FEET  
 GRAPHIC SCALE

**THE SIRINE GROUP, LTD.**  
 SURVEYORS • ENGINEERS • PLANNERS  
 P.O. BOX 450, ROUTE 17  
 WHITE MARSH, VIRGINIA 23183

**LEGEND:**  
 ● DENOTES IRON PINS SET  
 ○ DENOTES PIN, PIPE, OR MONUMENT FOUND  
 ■ DENOTES MONUMENTS SET  
 RPA- DENOTES RESOURCE PROTECTION AREA  
 RMA- DENOTES RESOURCE MANAGEMENT AREA

**NOTES:**  
 1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.  
 2. YC-126  
 E12,089,688.69  
 N3,567,512.06  
 3. THIS PROPERTY LIES IN ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND ZONE AE (EL 9) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO.510182 0043B, 12/16/88.

4. PROPERTY IS TAX MAP NO. 038A1(10).  
 5. THIS PROPERTY IS ZONED R20, (SINGLE FAMILY RESIDENTIAL).  
 6. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.



THE PLATTING OF THE LAND HEREON DESIGNATED AS SHERWOOD FOREST FOR FISCELLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, PROPRIETORS, AND TRUSTEES, IF ANY.

**FISCELLA DEVELOPMENT, L.L.C.,**  
 A VIRGINIA LIMITED LIABILITY COMPANY

BY: Robert J. Fiscella DATE: 5/11/98  
 ROBERT J. FISCELLA, PRESIDENT

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Arthur J. Roseburn, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 11 DAY OF May, 1998.  
Arthur J. Roseburn  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/99

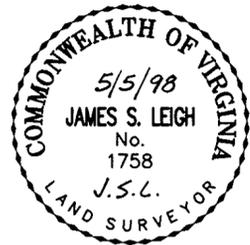
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS SUBDIVISION IS IN THE NAME OF FISCELLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP BY DEED DATED AUGUST 8, 1997 AND RECORDED IN DEED BOOK 967, PAGE 862 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE IRON PINS AND MONUMENTS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1998.

James S. Leigh  
 JAMES S. LEIGH, L.S. # 1758

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

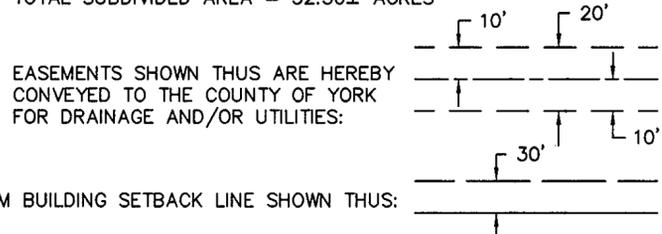
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	500.00'	14°50'42"	129.55'	65.14'	129.18'	N13°12'22"E
2	25.00'	96°12'45"	41.98'	27.87'	37.22'	N42°19'20"W
3	50.00'	59°52'30"	52.25'	28.79'	49.91'	N00°21'47"W
4	25.00'	86°21'26"	37.68'	23.46'	34.21'	N63°07'25"E
5	400.00'	35°53'43"	250.60'	129.56'	246.52'	S37°53'34"W
6	500.00'	50°03'23"	436.82'	233.45'	423.06'	N30°48'44"E
7	25.00'	86°39'17"	37.81'	23.58'	34.31'	N46°14'39"E
8	400.00'	31°27'40"	219.64'	112.66'	216.89'	N18°38'50"E
9	400.00'	46°51'01"	327.09'	173.30'	318.04'	N57°48'11"E
10	25.00'	90°00'00"	39.27'	25.00'	35.36'	N36°13'41"E
11	25.00'	90°00'00"	39.27'	25.00'	35.36'	S53°46'19"E
12	400.00'	57°39'46"	402.55'	220.19'	385.79'	S69°56'26"E
13	35.00'	50°50'00"	31.05'	16.63'	30.04'	S66°31'34"E
14	60.00'	281°40'00"	294.96'	-	-	-
15	35.00'	50°50'00"	31.05'	16.63'	30.04'	N15°41'34"W
16	350.00'	57°39'46"	352.25'	192.66'	337.56'	N69°56'26"W
17	25.00'	90°00'00"	39.27'	25.00'	35.36'	S36°13'41"W
18	35.00'	50°50'00"	31.05'	16.63'	30.04'	S34°11'19"E
19	60.00'	281°40'00"	294.96'	-	-	-
20	35.00'	50°50'50"	31.05'	16.63'	30.04'	N16°38'41"E
21	25.00'	90°00'00"	39.27'	25.00'	35.36'	N53°46'19"W
22	350.00'	46°51'01"	286.19'	151.64'	278.28'	S57°48'11"W
23	350.00'	31°27'40"	192.19'	98.58'	189.78'	S18°38'50"W
24	550.00'	52°55'25"	508.03'	273.76'	490.16'	S29°22'43"W
25	350.00'	35°53'43"	219.27'	113.37'	215.70'	S37°53'34"W
26	25.00'	87°55'56"	38.37'	24.11'	34.71'	S24°01'16"E
27	50.00'	60°31'37"	52.82'	29.17'	50.40'	N60°33'50"W

NOTE: ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE SHERWOOD FOREST HOMEOWNER'S ASSOCIATION.

AREA WITHIN LOTS = 732,349 SQ.FT. OR 16.812 ACRES  
 AREA WITHIN COMMON AREA = 31.16± ACRES  
 RIGHT-OF-WAY AREA = 194,910 SQ.FT. OR 4.475 ACRE  
 7' STRIP CONVEYED TO V.D.O.T. = 2,383 SQ.FT. OR 0.055 ACRE  
 TOTAL SUBDIVIDED AREA = 52.50± ACRES



NOTE:  
 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.

**DEDICATION OF COMMON AREAS**

FISCELLA DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, (DECLARANT), IN RECORDING THIS PLAT OF SHERWOOD FOREST, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN SHERWOOD FOREST FOR RECREATION AND OTHER RELATED ACTIVITIES.  
 THE DESIGNATED AREAS ARE NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN SHERWOOD FOREST.

**NOTES:**  
 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) 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.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDED OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE; (i.) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENTS 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.

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.

APPROVED:  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: John T. Danner, Jr.  
 PLAT APPROVING AGENT  
 DATE: 6-4-98

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 18 DAY OF JUNE, 1998, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 589.  
 TESTE: Nancy B. Kane  
 CLERK  
 BY: Arthur J. Roseburn, Jr.