

VICINITY MAP SCALE: 1" = 2000'

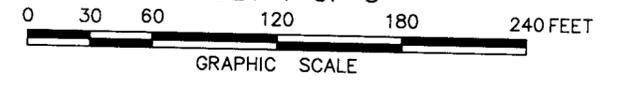
- LEGEND:**  
 ○ DENOTES IRON PINS SET  
 ● DENOTES PIN, PIPE, OR MONUMENT FOUND  
 ■ DENOTES MONUMENTS SET
- NOTES:**  
 1. THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS NOT IN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.  
 2. YC-118                      YC-119  
 E12,093,296.742      E12,097,204.377  
 N3,570,788.165      N3,569,944.967  
 3. THIS PROPERTY IS ZONED R20 (SINGLE FAMILY RESIDENTIAL). - CLUSTER

**WYTHE CREEK FARMS** 616  
 (D.B.910, P.391; P.B.10, P.427)

SECTION THREE  
 BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

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

SCALE: 1" = 60'      MAY 29, 1998  
 SHEET 1 OF 3



THE PLATTING OF THE LAND SHOWN HEREON FOR WYTHE CREEK FARMS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

WYTHE CREEK FARMS, L.L.C.,  
 A VIRGINIA LIMITED LIABILITY COMPANY  
 BY: [Signature]      DATE: 7/15/98  
 MANAGER

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, JoAnn B. Armstrong, 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 15<sup>th</sup> DAY OF July, 1998.

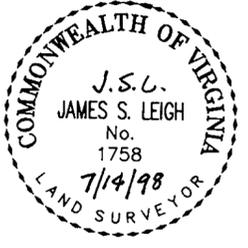
JoAnn B. Armstrong  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 2002

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 IN THIS SUBDIVISION IS IN THE NAME OF WYTHE CREEK FARMS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION BY DEED DATED AUGUST 12, 1996 AND RECORDED IN DEED BOOK 910, PAGE 391 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 1998.

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



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	350.00'	10°55'40"	66.75'	33.48'	66.65'	S43°11'13"W
2	350.00'	11°46'40"	71.95'	36.10'	71.82'	S40°00'05"E
3	25.00'	82°20'16"	35.93'	21.86'	32.91'	S75°16'53"E
4	350.00'	54°00'41"	329.94'	178.38'	317.86'	S89°26'41"E
5	550.00'	29°18'14"	281.30'	143.80'	278.24'	S47°47'13"E
6	25.00'	82°53'21"	36.17'	22.08'	33.09'	S74°34'46"E
7	350.00'	07°31'00"	45.92'	22.99'	45.88'	N67°44'06"E
8	300.00'	23°28'52"	122.95'	62.35'	122.09'	S59°45'07"W
9	25.00'	81°47'09"	35.69'	21.65'	32.73'	N07°45'28"E
10	500.00'	29°18'14"	255.72'	130.72'	252.95'	N47°47'13"W
11	300.00'	54°00'41"	282.80'	152.90'	272.45'	N89°26'41"W
12	25.00'	82°20'16"	35.93'	21.86'	32.91'	S22°22'51"W
13	350.00'	08°00'17"	48.90'	24.49'	48.86'	S14°47'08"E
14	300.00'	35°06'25"	183.82'	94.90'	180.96'	N28°20'12"W

**SIGHT TRIANGLE LEGEND:**  
 SIGHT TRIANGLE EASEMENTS FOR RIGHT-OF-ENTRY PURPOSES AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO YORK COUNTY IN THE FOLLOWING DIMENSIONS.

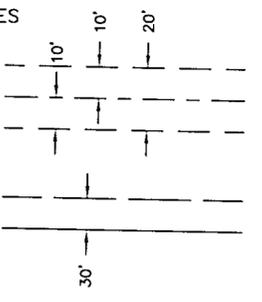
A = 20' x 20'

**NOTE:**  
 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.

**NOTE:** ALL PRIVATE DRAINAGE EASEMENTS ARE TO BE DEDICATED TO THE WYTHE CREEK FARMS HOMEOWNERS ASSOCIATION.

AREA WITHIN LOTS = 11.117 ACRES  
 AREA WITHIN COMMON AREA = 6.243 ACRES  
 RIGHT-OF-WAY AREA = 2.113 ACRE  
 TOTAL SUBDIVIDED AREA = 19.473 ACRES

EASEMENTS SHOWN THIS ARE HEREBY CONVEYED TO THE COUNTY OF YORK FOR DRAINAGE AND UTILITIES:



MINIMUM BUILDING SETBACK LINE SHOWN THUS:

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.

**NOTE:** WYTHE CREEK FARMS, SECTION THREE, LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. PANEL NO. 510182 0041B, DECEMBER 16, 1988.

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: (i.) THE 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 (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.

**DEDICATION OF COMMON AREAS**

WYTHE CREEK FARMS, L.L.C., (DECLARANT), IN RECORDING THIS PLAT OF WYTHE CREEK FARMS, SECTION THREE, HAS DESIGNATED CERTAIN AREAS AS COMMON AREA INTENDED FOR USE BY THE HOMEOWNERS IN WYTHE CREEK FARMS 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 WYTHE CREEK FARMS.

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: [Signature]  
 PLAT APPROVING AGENT

DATE: 7-1-98

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 25 DAY OF September 1998, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 616.

TESTE: [Signature]  
 CLERK

BY: [Signature]  
 DEPUTY CLERK

PROPERTY IS TAX MAP PARCEL NUMBER 38-15  
Deed Book 1039 Page 179