

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.
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 DISTRICT), BUT IS VESTED TO THE PREVIOUS R17 OPEN SPACE CLUSTER DEVELOPMENT REGULATIONS.
4. MINIMUM FRONT YARD BUILDING SETBACK LINE = 30'
MINIMUM SIDE YARD BUILDING SETBACK LINE = 10'
MINIMUM REAR YARD BUILDING SETBACK LINE = 25'
5. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
6. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CHORD BRG. |
|-----|---------|-----------|---------|---------|---------|-------------|
| 1 | 300.00' | 31°05'26" | 162.79' | 83.45' | 160.80' | S32°27'58"W |
| 2 | 300.00' | 60°20'04" | 315.91' | 174.37' | 301.51' | S47°05'17"W |
| 3 | 350.00' | 50°45'52" | 310.10' | 166.06' | 300.06' | N77°21'45"W |
| 4 | 25.00' | 82°20'16" | 35.92' | 21.86' | 32.91' | S86°51'03"W |
| 5 | 25.00' | 82°20'16" | 35.92' | 21.86' | 32.91' | N04°30'47"E |
| 6 | 350.00' | 25°52'21" | 158.05' | 80.39' | 156.71' | N23°43'11"W |
| 7 | 300.00' | 91°57'41" | 481.51' | 310.45' | 431.46' | S56°45'51"E |
| 8 | 250.00' | 60°20'04" | 263.26' | 145.31' | 251.26' | N47°05'17"E |
| 9 | 350.00' | 31°43'47" | 193.83' | 99.47' | 191.36' | N32°47'09"E |
| 10 | 300.00' | 09°28'06" | 49.58' | 24.84' | 49.52' | S15°31'03"E |
| 11 | 300.00' | 09°58'49" | 52.25' | 26.19' | 52.19' | S79°59'24"E |

WYTHE CREEK FARMS

(D.B.910, P.391; P.B.10, P.427)

SECTION FOUR

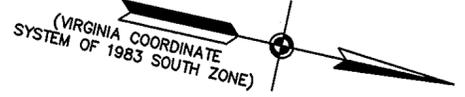
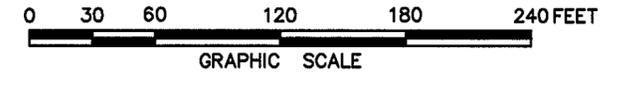
BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

THE SIRINE GROUP, LTD.

SURVEYORS • ENGINEERS • PLANNERS
P.O. BOX 450, ROUTE 17
WHITE MARSH, VIRGINIA 23183

SCALE: 1" = 60' OCTOBER 15, 1999

SHEET 1 OF 2



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: Edward G. Fiscella DATE: 1/3/00
MANAGER

STATE OF VIRGINIA, Newport News CITY/COUNTY, 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 CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF January, 2000.

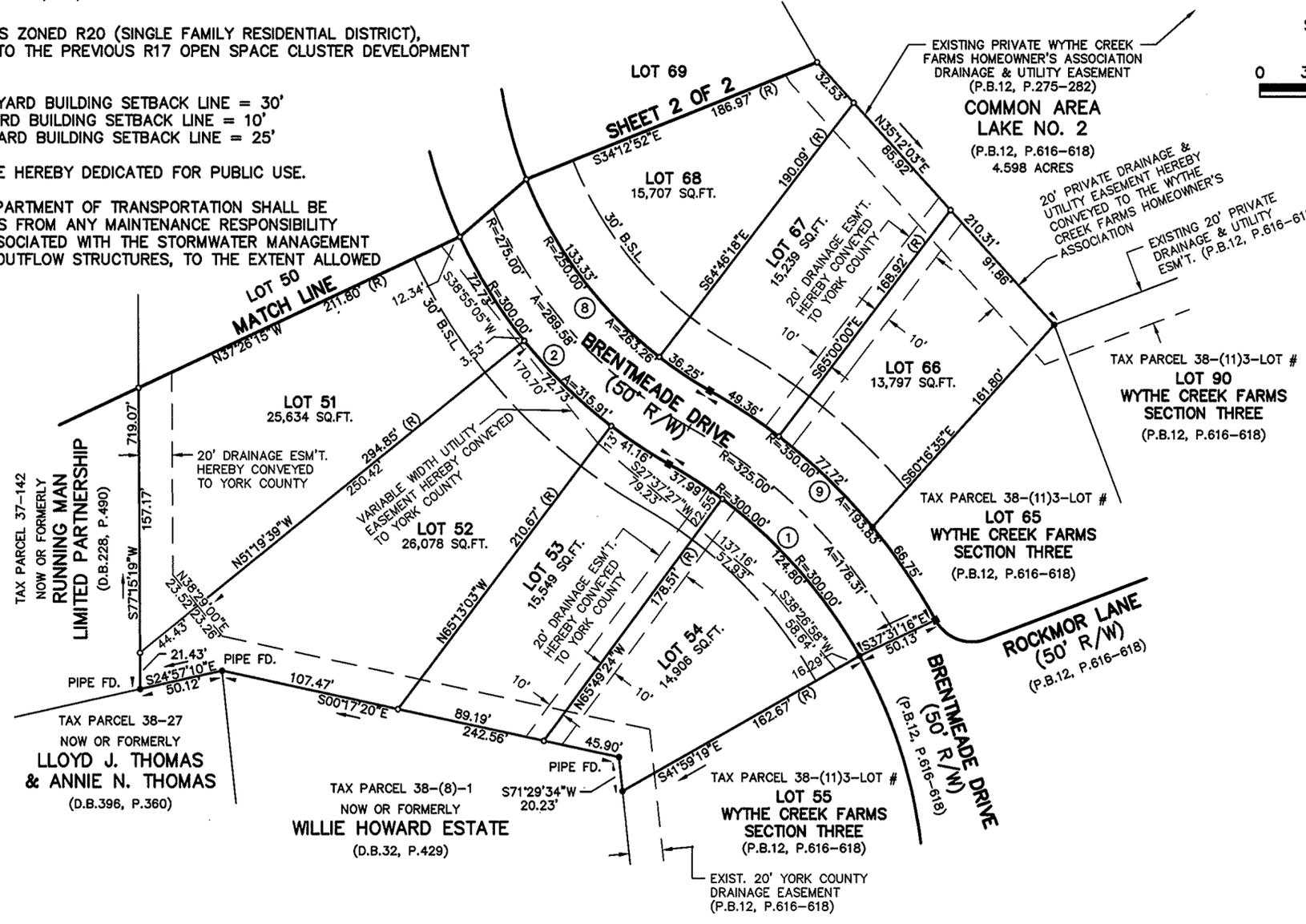
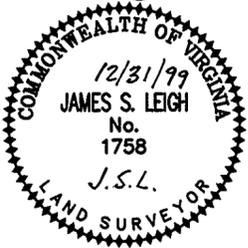
JoAnn B. Armstrong
NOTARY PUBLIC

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, 2000.

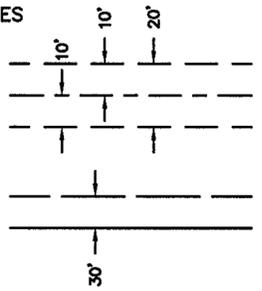
James S. Leigh 12/31/99
JAMES S. LEIGH, L.S. #1758 DATE



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

AREA WITHIN LOTS = 12.267 ACRES
AREA WITHIN COMMON AREA = 4.598 ACRES
RIGHT-OF-WAY AREA = 2.063 ACRE
TOTAL SUBDIVIDED AREA = 18.928 ACRES

EASEMENTS SHOWN THUS 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 FOUR, 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 FOUR, 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.

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.

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: Al Maddalena
PLAT APPROVING AGENT
DATE: 9/21/00

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 3 DAY OF Oct, 2000, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 179.

TESTE: Lynn S. Jenkins
CLERK

BY: Stacy White D.C.

PROPERTY IS TAX MAP PARCEL NUMBER 38-15
GPIN V03c-1580-0776