

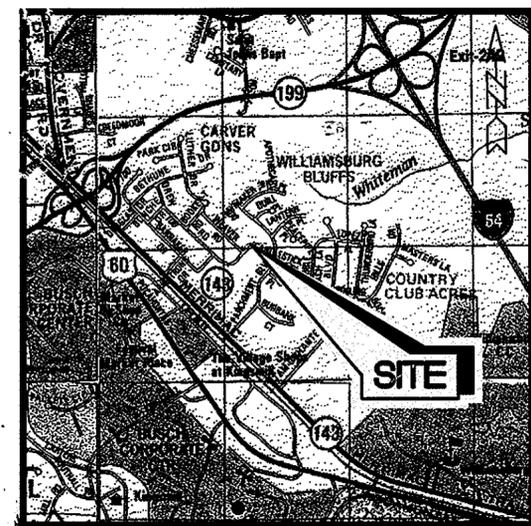
**Rickmond Engineering, Inc.**

Engineering	Surveying	Land Planning
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*Rickmond*

● YORK COUNTY GEODETIC CONTROL STATION NO. 039  
X-12020982.199  
Y-3617510.523  
ELEV-89.75



VICINITY MAP  
SCALE: 1"=2000'

**CERTIFICATE OF CONSENT**

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

*Robert L. Freeman, Jr.*  
ROBERT L. FREEMAN, JR., PRESIDENT, TOWER PARK CORPORATION, A VIRGINIA CORPORATION  
DATE: April 11, 2001

STATE OF VIRGINIA,  
COUNTY OF YORK, TO WIT:  
I, Christina L. Chiscoe 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 11th DAY OF April 2001.

NOTARY PUBLIC: Christina L. Chiscoe

MY COMMISSION EXPIRES: 12-31-04

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE FINAL PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.

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.

NOTES:

- 1) WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS WATERWORKS.
- 2) SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- 3) THIS PROPERTY APPEARS TO FALL IN ZONE "X" AS SHOWN ON PANEL 0030B OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY VIRGINIA DATED 12-16-88 COMMUNITY NO. 510182.
- 4) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ANY EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN HEREON.
- 5) THE NORTH MERIDIAN SHOWN IS BASED ON THE YORK COUNTY GEODETIC CONTROL.
- 6) THE TAX NUMBER FOR THE PROPERTY BEING SUBDIVIDED IS: TAX PARCEL NO. 11-11-00-000B, GPIN H12a-0385-4362
- 7) THIS PROPERTY IS CURRENTLY ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- 8) MINIMUM FRONT YARD SETBACK IS 30', A MINIMUM SIDE YARD 12.5' AND A MINIMUM REAR YARD 25'.

**SURVEYOR'S CERTIFICATE**

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 TOWER PARK CORPORATION AND WAS ACQUIRED FROM BLUE PHOENIX INC. BY DEED DATED APRIL 26, 1999 AND DULY RECORDED IN DEED BOOK 1088, PAGE 539 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE CONCRETE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 31, 2001.

*Craig B. Davenport*  
CRAIG B. DAVENPORT  
DATE: 7-13-00



**LEGEND**

- IRON PIPE/PIN TO BE SET
- EXISTING EASEMENT
- PROPOSED EASEMENT
- IRON ROD FOUND
- MONUMENTS FOUND
- MONUMENTS TO BE SET

AREA TABLE		
LOT AREA	101,586 S.F.	2.33 Ac.
AREA OF RIGHT-OF-WAY	0 S.F.	0.0 Ac.
TOTAL SUBDIVISION AREA	101,586 S.F.	2.33 Ac.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena DATE: 5/23/01  
PLAT APPROVING AGENT

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THIS 5<sup>th</sup>  
DAY OF June, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS IN PLAT BOOK 13 PAGE 302.

TESTE: LYNN S. JENKINS, CLERK  
CLERK

BY: Kristen N. Nelson, DC