

VICINITY MAP 1" = 2000'

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET

NOTES:

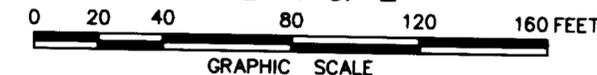
- PROPERTY LIES IN ZONE X (GRAY), (AREAS OF 500-YEAR FLOOD), AND ZONE X (WHITE), (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0019 B, DECEMBER 16, 1988.
- PROPERTY IS ZONED RR. (RURAL RESIDENTIAL)
- MINIMUM SETBACKS: FRONT = 50'  
SIDE = 20'  
REAR = 50'
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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 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 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.
- ALL OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITHIN A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').
- PARCEL 2 AND PARCEL 3 WERE CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE AND SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

SUBDIVISION PLAT  
OF  
THE COTTON FAMILY SUBDIVISION  
GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA  
SCALE: 1" = 40' MAY 24, 2004

THE SIRINE GROUP, LTD.  
SURVEYORS • ENGINEERS • PLANNERS  
4794 GEORGE WASHINGTON MEMORIAL HIGHWAY  
U.S. ROUTE 17, P.O. BOX 450  
WHITE MARSH, VIRGINIA 23183  
(804)693-9548

SHEET 1 OF 2



OWNER'S CONSENT

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

DON ALLEN COTTON

SIGNED: [Signature] DATE: 9/24/2004  
DON ALLEN COTTON

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Nancy Whitley, 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 24<sup>th</sup> DAY OF September, 2004

Nancy H. Whitley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-28-2007

OWNER'S CONSENT

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

S. LORRAINE COTTON

SIGNED: [Signature] DATE: 9/24/2004  
S. LORRAINE COTTON

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Nancy Whitley, 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 24<sup>th</sup> DAY OF September, 2004

Nancy H. Whitley  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-28-2007

BRANCH BANKING AND TRUST COMPANY OF VIRGINIA (BENEFICIARY)  
BRANCH BANKING AND TRUST COMPANY OF VIRGINIA  
COLLATERAL SERVICE CORPORATION (TRUSTEES)

INSTR.# 020024735; DECEMBER 6, 2002

SIGNED: [Signature] DATE: 10/12/04  
MARK C. HANNA TITLE City Executive/Vice President

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, KAREN R. MINKOFF, 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 12<sup>th</sup> DAY OF OCTOBER, 2004

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-31-07

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.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]  
PLAT APPROVING AGENT

DATE: 11/10/04

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 10<sup>th</sup> DAY OF NOV, 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 040028563

TESTE: Lym S. Jenkins  
CLERK

BY: [Signature]  
PROPERTY IS ASSESSOR'S PARCEL NUMBER:  
30-00-00-103D; GPIN# U07D-4884-0898

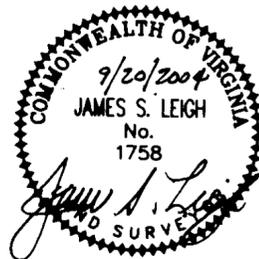
SURVEYOR'S CERTIFICATE

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 PLAT OF SUBDIVISION IS IN THE NAME OF DON ALLEN COTTON AND S. LORRAINE COTTON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM WILLIAM NOBLE WILLOUGHBY AND LUCILLE C. WILLOUGHBY BY DEED DATED DECEMBER 2, 2002, AND RECORDED AS INSTRUMENT NUMBER #020024734 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2004.

SIGNED: [Signature] DATE: 9/20/2004  
JAMES S. LEIGH L.S.# 1758



AREA OF PARCEL 1 = 49,109 SQ.FT. OR 1.127 ACRES  
AREA OF PARCEL 2 = 43,627 SQ.FT. OR 1.002 ACRES  
AREA OF PARCEL 3 = 47,128 SQ.FT. OR 1.082 ACRES  
R/W DEDICATION = 1,311 SQ.FT. OR 0.030 ACRE  
TOTAL SUBDIVIDED AREA = 141,175 SQ.FT. OF 3.241 ACRES