

LEGEND:

- DENOTES CONCRETE MONUMENT SET
- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- - - DENOTES PROPERTY LINE HEREBY VOIDED.
- - - DENOTES EASEMENT HEREBY VOIDED.

1. PROPERTIES LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0043B, DECEMBER 16, 1988.
2. PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL).
4. OPEN SPACE CLUSTER MINIMUM LOT REQUIREMENTS:
FRONT: 40' (LOTS 1, 2, & 12) ALL OTHERS 30'
MINIMUM SIDE YARD SETBACK = 10'
MINIMUM REAR YARD SETBACK = 20'
5. THIS SITE IS NOT WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
6. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
7. ALL COMMON AREAS ARE TO BE CONVEYED TO THE CHURCHILL ESTATES, SECTION THREE, HOMEOWNER'S ASSOCIATION.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
9. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY 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.

**SUBDIVISION PLAT
CHURCHILL ESTATES
SECTION THREE**

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
MAY 11, 2005

C. E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA. 23692
PH#: 804-694-0643
CELL: 757-509-0317

0 25 50 100 150 200 FEET

SCALE: 1" = 50'

SHEET 1 OF 3

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 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.

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 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.

HAMPTON ROADS DEVELOPMENT, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: VIRGINIA ENTERPRISES, INC.,
A VIRGINIA CORPORATION, ITS MANAGER

SIGNED: *George E. Fiscella* DATE: 6-26-05
GEORGE E. FISCELLA, PRESIDENT
City of Newport News

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Jo Ann 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 26th DAY OF June, 2005

John B. Armstrong
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 2007

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	2245.10'	02°10'52"	85.47'	42.74'	85.46'	S02°56'18"E
2	2195.10'	02°42'14"	103.59'	51.81'	103.58'	S02°40'37"E
3	25.00'	83°42'40"	36.53'	22.40'	33.36'	N43°42'12"W
4	350.00'	16°15'26"	99.31'	49.99'	98.98'	N77°25'49"W
5	200.00'	23°21'28"	81.53'	41.34'	80.97'	N80°58'50"W
6	52.00'	252°37'14"	229.28'	-	-	-
7	25.00'	72°37'13"	31.69'	18.37'	29.61'	S56°20'57"E
8	250.00'	23°21'28"	101.92'	51.68'	101.21'	S80°58'50"E
9	300.00'	16°15'26"	85.12'	42.85'	84.84'	S77°25'49"E
10	25.00'	95°45'58"	41.79'	27.65'	37.09'	N46°33'29"E
11	325.00'	16°15'26"	92.22'	46.42'	91.91'	N77°25'49"W
12	225.00'	23°21'28"	91.73'	46.51'	91.09'	N80°58'50"W
13	300.00'	11°33'40"	60.53'	30.37'	60.43'	S86°42'30"W
14	275.00'	11°33'40"	55.49'	27.84'	55.40'	S86°42'30"W
15	52.00'	252°37'13"	229.28'	-	-	-
16	25.00'	72°37'13"	31.69'	18.37'	29.61'	S62°45'43"E
17	325.00'	11°33'40"	65.58'	32.90'	65.47'	N86°42'30"E

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'.

TAX PARCEL 37-00-00-154

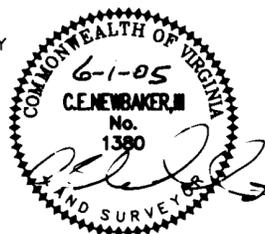
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MID-ATLANTIC COMMUNITIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 23, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON, VIRGINIA AS INSTRUMENT # 040025706.

TAX PARCEL 37G-01-00-000J

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MID-ATLANTIC COMMUNITIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED NOVEMBER 23, 2004 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY-POQUOSON, VIRGINIA AS INSTRUMENT # 040025706.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2005.

SIGNED: *C. E. Newbaker, III* DATE: 6-1-05
C.E. NEWBAKER, III L.S.# 1380



STATISTICAL DATA:

AREA OF SITE = 662,356 S.F. OR 15.205 AC.
AREA OF LOTS = 307,661 S.F. OR 7.062 AC.
AREA OF BAYBERRY LANE = 27,922 S.F. OR 0.641 AC.
AREA OF OLEANDER COURT = 26,729 S.F. OR 0.614 AC.
TOTAL AREA OF RIGHT-OF-WAY DEDICATION = 54,651 S.F. OR 1.255 AC.
COMMON AREA = 300,044 S.F. OR 6.888 AC.

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: *Al Maddux* DATE: 6/12/06
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 14th DAY OF June, 2005, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 02004023.

TESTE: Lynn S. Jenkins 12:14 pm
CLERK

BY: *Rachel Riestrich*

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
37-00-00-154; GPIN: U02B-3140-3715
37G-01-00-000J; GPIN: U02B-3856-3324