



VICINITY MAP
SCALE : 1" = 2,000'

PRIMARY GEODETIC CONTROL MONUMENTS

- 002 - COORDINATES--U.S.SURVEY FEET--
11,994,816.121(E); 3,660,475.867(N)
- 003 - COORDINATES--U.S.SURVEY FEET--
11,998,182.705(E); 3,657,148.955(N)

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.

Claremont J. Clifton, Jr. DATE: 8-7-06
CLAREMONT J. CLIFTON, JR. - VICE PRESIDENT,
THE R.A. LAWSON CORP., A VIRGINIA CORPORATION.

NOTARY PUBLIC FOR CLAREMONT J. CLIFTON, JR. THE R. A. LAWSON CORP., A VIRGINIA CORPORATION STATE OF VIRGINIA TO WIT:

I, April Caroon, 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 7 DAY OF August, 2006.

April Caroon
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-30-09

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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: THE R. A. LAWSON CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM RAUCH DEVELOPMENT CO., LLC A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JULY 9, 2004, AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK-POQUOSON, VIRGINIA CIRCUIT COURT IN INSTRUMENT NUMBER 040014595.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 31 AUGUST 2006.
Donald W. Davis DATE: 3/3/05
DONALD W. DAVIS



UTILITY NOTES:
WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE COUNTY OF YORK, VA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0025 B, EFFECTIVE DATE: DECEMBER 16, 1988.
2. PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA.
3. MINIMUM BUILDING SETBACK REQUIREMENTS: CLUSTER DEVELOPMENT
FRONT : 30' (FEET)
SIDE : 10' (FEET)
REAR : 20' (FEET)
4. PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT), BUT IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUE), PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
5. TAX MAP PARCEL # : 02-00-00-009
6. GPIN # : C20B-3372-4458
7. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE. THE SUBDIVISION CONTAINED WITHIN THIS PROPERTY HAS CERTAIN VESTED RIGHTS RELATING TO THE CHESAPEAKE BAY PRESERVATION ACT.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
9. COMMON AREAS SHOWN HEREON ARE HEREBY CONVEYED TO THE OAKS AT FENTON MILL HOMEOWNERS ASSOCIATION.
10. PROPERTY SHOWN HEREON IS IN THE RESOURCE MANAGEMENT AREA (RMA).
11. 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
12. 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.
13. 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 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.
14. WETLAND LIMITS SHOWN HEREON DERIVED FROM PLAN BY VANASSE HANGEN BRUSTLIN ENTITLED "EXHIBIT" WETLANDS DELINEATION BURKE PROPERTY, DATED 13 JUN 02. A CONSERVATION EASEMENT IS HEREBY DEDICATED TO THE COUNTY OF YORK ACROSS ALL WETLANDS AS SHOWN IN THIS SUBDIVISION.
15. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
16. THE EXISTING WELL AND EXISTING SEPTIC DRAINFIELD LOCATED ON PROPOSED LOT 4 AND 5 WILL BE PROPERLY ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH REGULATIONS.

William T. Hodsdon and William A. Copeland DATE: 8/4/06
TRUSTEE - WILLIAM T. HODSDEN AND WILLIAM A. COPELAND FOR TOWNEBANK, BENEFICIARY (EITHER OF WHOM MAY ACT), BY DEED OF TRUST DATED JULY 9, 2004 AND RECORDED AS INSTRUMENT #040014596 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JULY 13, 2004.

NOTARY PUBLIC FOR TRUSTEE, STATE OF VIRGINIA TO WIT:
I, *Ann K. Benton*, 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 4 DAY OF August, 2006.
Ann K. Benton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/31/09

LOT AREA = 54.0735 ACRES
R/W AREA = 7.2560 ACRES
COMMON AREA #1 = 3.7125 ACRES
COMMON AREA #2 = 45.64± ACRES
TOTAL SUBDIVIDED AREA = 110.68± ACRES

SUBDIVISION PLAT OF
THE OAKS AT FENTON MILL
BRUTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 31 MARCH 2005
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693

SHEET 1 OF 7

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON ROD FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RMA DENOTES RESOURCE MANAGEMENT AREA
- RPA DENOTES RESOURCE PROTECTION AREA

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Alfred B. Taylor DATE: 9/12/06
DEPARTMENT OF TRANSPORTATION

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 11/21/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON
THIS 21 DAY OF NOV 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060029282
1:34m

TESTE: *Lyon S. Jenkins*
CLERK

BY: *Alfred B. Taylor*