

RECORD MERIDIAN
INSTRUMENT # 050015050 (PLAT)

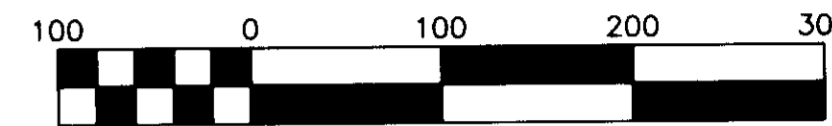
SUBDIVISION PLAT OF
**SKIMINO LANDING ESTATES
PHASE 3-B**

BRUTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: 08/15/06 SCALE: 1"=100' JOB #05-909
SHEET 2 OF 2

**LandTech
Resources, Inc.**
Surveying • Mapping • Land Design

5810-F Mooretown Road, Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



PRIMARY DRAINFIELD LIMITATIONS

LOT #	# OF BEDROOMS	TYPE OF SYSTEM
17	4	SECONDARY
18	4	SECONDARY
19	4	SECONDARY
20	4	SECONDARY
21	4	CONVENTIONAL
22	4	CONVENTIONAL
23	4	SECONDARY
24	4	ADV. SECONDARY

AREA TABULATION

TOTAL AREA OF LOTS : 19,125 ACRES (833,097 S.F.)
TOTAL COMMON AREA/OPEN SPACE : 3,000 ACRES (130,690 SQ. FT.)
TOTAL AREA OF R/W DEDICATION : 1.59 ACRES (69,260 SQ. FT.)
TOTAL AREA OF SUBDIVISION : 23.716 ACRES (1,033,047 SQ. FT.)
ALL COMMON AREAS ARE TO BE CONVEYED TO THE SKIMINO LANDING ESTATES, PHASE THREE HOMEOWNERS ASSOCIATION.

LEGEND

- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- BUILDING SETBACK LINE
- EASEMENT LINE
- = CONCRETE MONUMENT
- P = PRIMARY DRAINFIELD AREA
- R = RESERVE DRAINFIELD AREA
- RPA = RESOURCE PROTECTION AREA
- ⊙ DENOTES PROPOSED WELL LOCATION
- = IRON ROD SET UNLESS OTHERWISE NOTED.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

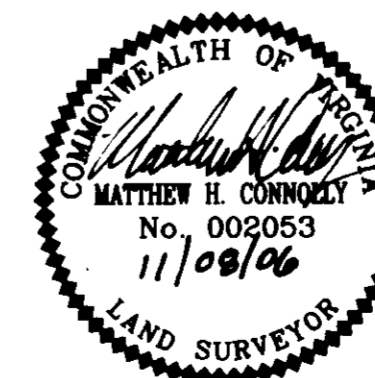
DATE: 1/22/07

STATE OF VIRGINIA :
COUNTY OF YORK :

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20th DAY OF JANUARY 2007, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 070002272 12:05 pm

TESTE: Lynn S. Jenkins
CLERK

BY: Rachel Ruskel



EXISTING YORK COUNTY 5' LANDSCAPE PRESERVATION EASEMENT (INSTRUMENT # 030034782)

BACK FORTY LOOP
STATE ROUTE #1417

EXISTING YORK COUNTY VARIABLE WIDTH SIGHT EASEMENT (INSTR. # 030034782)
VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY (TYP)

LOT 1
SKIMINO LANDING ESTATES PHASE 3A
INSTR. #030034782
TAX MAP: 03-03-3A-001
ZONE: RR

EXISTING YORK COUNTY 5' LANDSCAPE PRESERVATION EASEMENT (INSTRUMENT # 030034782)

VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

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 et seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

LOT 15
SKIMINO LANDING ESTATES PHASE 2B
P.B. 13, PG. 137-140
TAX MAP: 03-02-2B-015
ZONE: RR

N/F
ALVIN R. BISHOP
INSTR. #000002470
P.B. 13, PG. 104
TAX MAP: 03-00-00-003A
ZONE: RR

N/F
JOSEPH A. BYRD
D.B. 199, PG. 411
D.B. 899, PG. 900
TAX MAP: 03-00-00-003D
ZONE: RR

N/F
JOSEPH J. MARAVALLI & MANON ROBINSON
INSTR. #050029051
P.B. 10, PG. 164
TAX MAP: 03-00-00-003E
ZONE: RR

N/F
JAMES BOGERT ET ALS
TAX MAP: 03-00-00-003F
INSTR. #050000355
ZONE: RR

LOT 21
91,046 S.F.
2.09 AC.

N/F
GARY MICHAEL FOSTER ET UX
TAX MAP: 03-00-00-003C
D.B. 203, PG. 363
ZONE: RR

LOT 20
124,163 S.F.
2.85 AC.

LOT 19
114,602 S.F.
2.63 AC.

LOT 18
91,262 S.F.
2.09 AC.

LOT 17
96,334 S.F.
2.21 AC.

LOT 15
TAX MAP: 03-03-3A-015

LOT 16
TAX MAP: 03-03-3A-016

SKIMINO LANDING ESTATES PHASE 3A
ZONE: RR
INST #030034782
TAX MAP 03-03-3A -LOT#

N/F
CAMP PEARY
U.S. GOVERNMENT
TAX MAP: 07-00-00-001
ZONE: RC

N/F
WALTER F. GROESBECK
TAX MAP: 03-00-00-003B
ZONE: RR
D.B. 915, 764

245

SKIMINO ROAD RT. 797 (50' R/W)

FOREST LANE (RTE. #1612) (50' R/W)

LEVINSON PASS (50' R/W)

THESSA'S WAY (50' R/W)

COMMON AREA
130,690 S.F.
3.00 AC
(SEE NOTE # 6)

LOT 24
115,650 S.F.
2.66 AC.

LOT 23
112,390 S.F.
2.58 AC.

LOT 22
87,650 S.F.
2.01 AC.

LOT 21
91,046 S.F.
2.09 AC.

LOT 20
124,163 S.F.
2.85 AC.

LOT 19
114,602 S.F.
2.63 AC.

LOT 18
91,262 S.F.
2.09 AC.