

SUBDIVISION OF THE PROPERTY OF

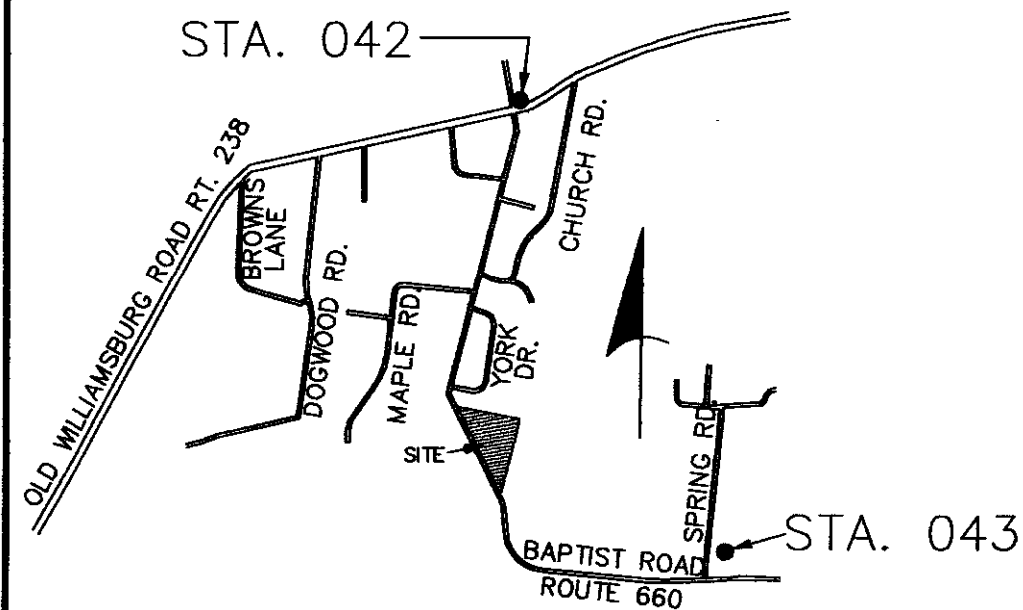
JOE C. BEST SR. &
ADDIE JEANETTE BEST

NELSON DISTRICT
COUNTY OF YORK, VIRGINIA

SCALE 1" = 100' DATE: NOVEMBER 26, 2006

WALTERS LAND SURVEYING, LTD.

710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
WALTERS.SURVEY.NVA@GMAIL.COM
PHONE: (757) 898-1057
FAX: (757) 898-2862



VICINITY SKETCH: 1" = 2000'

PRIMARY GEODETIC CONTROL NETWORK MONUMENTS:

STATION 042
EASTING 12051247.375
NORTHING 3613951.988
ELEVATION = 77.48'

STATION 043
EASTING 12052988.544
NORTHING 3609747.398
ELEVATION = 60.08'

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

Joe C. Best SR Dec. 14. 07
JOE C. BEST, SR. DATE
Addie Jeanette Best Dec. 14. 07
ADDIE JEANETTE BEST DATE

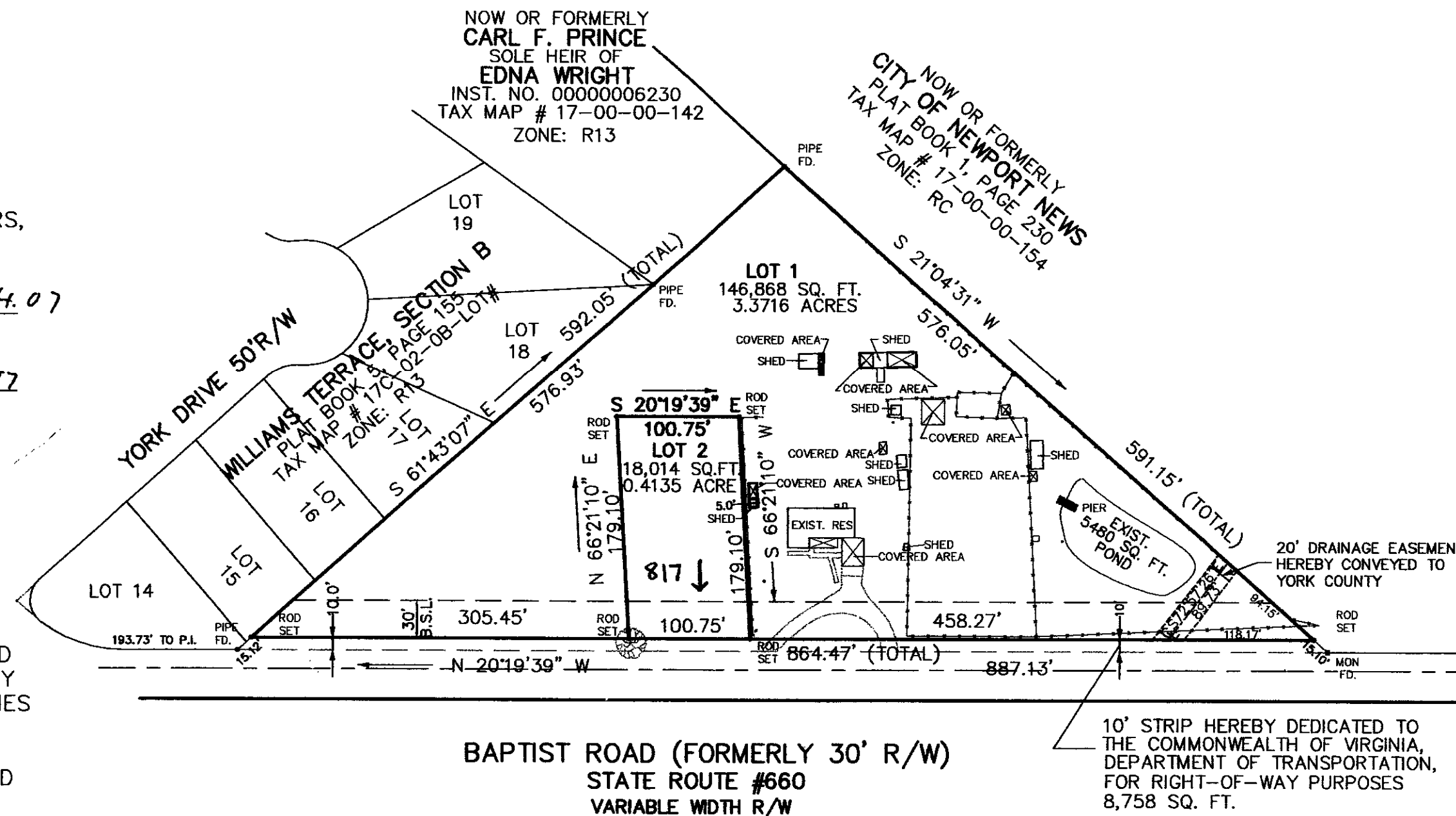
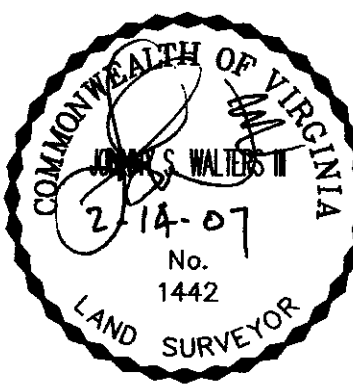
STATE OF VIRGINIA TO WIT:
I, *Nicole Brown*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 14th DAY OF February, 2007.

Nicole Brown
NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/31/10

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 PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS IN THE NAMES OF JOE C. BEST AND ADDIE JEANETTE CARTER BEST (FORMERLY ADDIE JEANETTE CARTER) AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW AND WAS ACQUIRED FROM JOE C. BEST BY DEED DATED JULY 9, 2001 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON IN INSTRUMENT NO. 010011730 ON JULY 27, 2001.

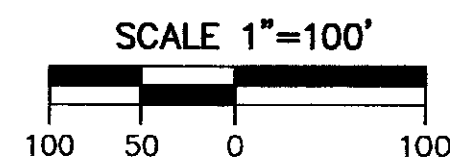
I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2007.

Johnny S. Walters III
JOHNNY S. WALTERS III DATE



BAPTIST ROAD (FORMERLY 30' R/W)
STATE ROUTE #660
VARIABLE WIDTH R/W

10' STRIP HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, FOR RIGHT-OF-WAY PURPOSES 8,758 SQ. FT.



DESIGNATION	AREA STATISTICS		TABULATIONS	
	AREA IN ACRES	AREA IN S.F.	AREA IN S.F.	% OF TOTAL
LOT AREA (2 LOTS TOTAL)	3.7851 ACRES	164,882 SQ. FT.	95%	
R/W DEDICATION BAPTIST ROAD	0.20 ACRES	8,758 SQ. FT.	5%	
TOTAL AREA OF SUBDIVISION	3.99 ACRES	173,640 SQ. FT.		

LEGEND

- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
- INDICATES CONCRETE MONUMENT FOUND.
- B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE
- R.P.A. DENOTES CHESAPEAKE BAY RESOURCE PROTECTION AREA
- R.M.A. DENOTES CHESAPEAKE BAY RESOURCE MANAGEMENT AREA

NOTES:

- THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 510182 0035 B INDEX DATED 12/16/88.
- THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP PARCEL 17-00-00-092, GPIN N11C-0818-0892.
- THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT).
- THE MINIMUM BUILDING SETBACKS: FRONT 30' SIDE 12.5' REAR 25'
- THE PROPERTY WITHIN THIS SUBDIVISION IS NOT LOCATED WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA OR THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA.
- EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
- EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- AREA WITHIN LOTS = 164,882 SQ. FT. (3.79 ACRES) AREA WITHIN R/W DEDICATION = 8,758 SQ. FT. (0.20 ACRES) TOTAL SUBDIVIDED AREA = 173,640 SQ. FT. (3.99 ACRES)
- REFERENCES: INST. NO. 050032109 (PROPERTY LINE VACATION PLAT).
- 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: (1) 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 (2) 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND MUST COMPLY WITH SECTION 24.1-376 OF THE ZONING ORDINANCE.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY WILL HAVE NO MAINTENANCE RESPONSIBILITY FOR THE STORMWATER MANAGEMENT POND AND WILL BE SAVED HARMLESS FROM ANY DAMAGE CAUSED BY FAILURE OF THE BASIN AND ITS STRUCTURES.
- EXISTING IMPERVIOUS AREA 6,254 SQ. FT.

Khoy T. Nguyen
KHOI T. NGUYEN, P.E., STAFF ENGINEER
VIRGINIA DEPARTMENT OF TRANSPORTATION

2-21-07
DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *De Maddalena*
PLAT APPROVING AGENT

DATE: 3/5/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 14th DAY OF MAR, 2007
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 010006257

TESTE: *Lynn S. Jenkins* 12:18pm
CLERK
BY: *Rachel Reshuel*

DATE: <u>Rev. 2-14-07</u>	JOB #260556	CLIENT: BEST
SCALE: 1" = 100'	F.B. 306 Pg. 54 & 55	DRAWN BY: S.J.M.

MAR 7 PM 12:18