



VICINITY MAP SCALE: 1"=1,000'

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	600.00	197°22'	201.14'	101.52'	200.20'	N101°13'W
2	25.00	90°00'	39.27'	25.00'	35.36'	N44°20'00"E
3	300.00	14°54'09"	78.03'	38.24'	77.81'	N81°52'55"E
4	25.00	51°19'04"	22.39'	12.01'	21.65'	S79°54'37"E
5	55.00	282°38'06"	271.32'	44.04'	68.75'	N15°54'10"W
6	25.00	51°19'04"	22.39'	12.01'	21.65'	S48°48'18"W
7	250.00	14°54'09"	85.02'	32.70'	64.84'	S81°52'55"W
8	25.00	90°00'	39.27'	25.00'	35.36'	N45°40'00"W
9	275.00	14°54'09"	71.53'	35.97'	71.33'	N81°52'55"E

SUBDIVISION PLAT

OF  
*Darby Estates*

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA  
FEBRUARY 18, 2013

*C. E. Newbaker*  
SURVEYING & PLANNING, INC.  
P.O. BOX 1298  
YORKTOWN, VA. 23692  
PH#: 757-240-2562  
FAX: 757-926-4880

0 20 40 80 120 160 FEET

SCALE: 1" = 40'

SHEET 1 OF 4

LEGEND:

- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- CONCRETE MONUMENT SET
- (N82°50'46"E)  
(759.69') --- DENOTES PROPERTY LINE HEREBY VOIDED.

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.

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

BY: [Signature] DATE: 2-18-13  
GEORGE E. FISCELLA, PRESIDENT

STATE OF VIRGINIA, COUNTY OR (CITY) OF Newport News, TO WIT:  
I, JoAnn E. 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 18<sup>th</sup> DAY OF February, 2013.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 20165  
MY COMMISSION EXPIRES: March 31, 2015

TRUSTEE'S CONSENT:

BY: [Signature] DATE: 2/22/13  
MARK C. HANNA OR CONWAY H. SHEILD, III, TRUSTEES

BENEFICIARY: VIRGINIA COMPANY BANK  
DEED OF TRUST DATED JULY 13, 2006  
RECORDED AS INSTRUMENT NO. 060016652

NOTARY FOR TRUSTEE

STATE OF VIRGINIA, COUNTY OR (CITY) OF Newport News TO WIT:  
I, Tracy E. Carlton, 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 22 DAY OF February, 2013.  
[Signature] NOTARY PUBLIC  
REGISTRATION NO. 139567  
MY COMMISSION EXPIRES: Feb. 28, 2015

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL 29-00-00-145

FROM JAMES W. ELLIOTT, SPECIAL COMMISSIONER, ON BEHALF OF DAVID DILLARD, BY DEED DATED JULY 8, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON FEBRUARY 25, 2010 AS INSTRUMENT NUMBER 100003309.

TAX PARCEL 29-00-00-145A

FROM JAMES F. HUFF, MARRIED, AND TRAVIS MASONRY, INC., A VIRGINIA CORPORATION, BY DEED DATED DECEMBER 2, 2002 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 9, 2002 AS INSTRUMENT NUMBER 020024825.

TAX PARCEL 29-00-00-143

FROM WILLIAM Y. TILLEY BY DEED DATED SEPTEMBER 24, 2002 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON OCTOBER 1, 2002 AS INSTRUMENT NUMBER 020019481.



I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2013.

SIGNED: [Signature] DATE: 2-19-2013  
C.E. NEWBAKER, III L.S.# 1380

- 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 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.
  - THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA. A PORTION LIES WITHIN THE 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 (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
  - A PORTION OF THE PROPERTIES CONTAINED WITHIN THIS SUBDIVISION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
  - PROPERTY LIES IN ZONE X WHITE, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBER 51199C0215C DATED JUNE 16, 2009.
  - PROPERTY IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL).
  - R20 MINIMUM LOT REQUIREMENTS:  
MINIMUM AREA = 20,000 S.F.  
MINIMUM LOT WIDTH = 100'  
FRONT YARD SETBACK = 40'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 30'
  - 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.
  - VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTAINED RIGHT-OF-WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES AND LIABILITIES AS A RESULT OF SUCH.
  - ALL NEW STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
  - COMMON AREA SHOWN HEREON IS HEREBY CONVEYED TO THE DARBY ESTATES HOMEOWNER'S ASSOCIATION.
- STATISTICAL DATA:  
TOTAL SUBDIVIDED AREA = 589,903 S.F. OR 13.542 AC.  
TOTAL NUMBER OF LOTS = 16  
AREA OF LOTS = 482,948 S.F. OR 11.087 AC.  
COMMON AREA = 62,703 S.F. OR 1.439 AC.  
AREA TO BE DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES 44,252 S.F. OR 1.016 AC.  
IMPERVIOUS COVER ALLOWED = 5,650 S.F./LOT

APPROVED:

VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature] DATE: 3/29/13

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] DATE: 4/10/13  
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 23<sup>rd</sup> DAY OF April, 2013, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 130007323.

TESTE: [Signature] CLERK

BY: [Signature]

PROPERTY IS ASSESSOR'S PARCEL NUMBER:  
TAX PARCEL 29-00-00-145; GPIN: S040-1274-3461  
TAX PARCEL 29-00-00-145A; GPIN: S040-1296-3197  
TAX PARCEL 29-00-00-143; GPIN: S040-1415-2871