

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 126  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,089,688.687  
 Y- 3,567,512.061  
 ELEVATION OF STATION: 15.96(N.G.V.D.)(1929)  
 NOTE: 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.  
 NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED ENLARGED OR STRUCTUALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

EASEMENT NOTES

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 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.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND / OR UTILITIES TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

FAMILY SUBDIVISION  
 OF THE PROPERTY OF  
**EMILY NATALE**  
 BEING A SUBDIVISION OF PARCEL 1  
 "BOUNDARY LINE ADJUSTMENT BETWEEN  
 TWO PROPERTIES OWNED BY MOJO BROS  
 CUSTOM RENOVATIONS, LLC,  
 A VIRGINIA LIMITED LIABILITY COMPANY"  
 (INST. #110012803)

BETHEL DISTRICT  
 YORK COUNTY, VIRGINIA

FEBRUARY 26, 2013 SCALE: 1"=100'

CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837

SHEET 1 OF 2

OWNER'S CONSENT

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

*Emily Natale*  
 \_\_\_\_\_  
 EMILY NATALE

*June 3, 2013*  
 \_\_\_\_\_  
 DATE

TRUSTEE'S CONSENT

*Brian K. Skinner and Philip M. Rudisill*  
 \_\_\_\_\_  
 BRIAN K. SKINNER AND PHILIP M. RUDISILL, TRUSTEES,  
 EITHER OF WHOM MAY ACT  
 BENEFICIARY: TOWNEBANK  
 DEEDS OF TRUST DATED NOVEMBER 30, 2010 & SEPTEMBER 28, 2012  
 RECORDED AS INSTRUMENT #100020243 & INSTRUMENT #120016608

*June 7, 2013*  
 \_\_\_\_\_  
 DATE

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'.

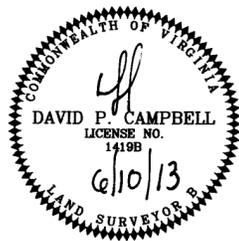
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS FAMILY SUBDIVISION (TAX MAP #38A1-02-00-000Q1) IS IN THE NAME OF EMILY NATALE AND WAS ACQUIRED FROM MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 20, 2013, AND RECORDED AS INSTRUMENT #130003373 ON FEBRUARY 21, 2013.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 1, 2013.

*David P. Campbell*  
 \_\_\_\_\_  
 DAVID P. CAMPBELL 1419B

*6/10/13*  
 \_\_\_\_\_  
 DATE



OWNER NOTARY - FOR EMILY NATALE

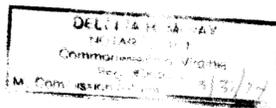
STATE OF VIRGINIA  
 CITY/COUNTY Pennsylvania TO WIT:  
 I, David H. Peterson, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVE UNDER MY HAND THIS 3 DAY OF June, 2013.  
 MY COMMISSION EXPIRES: 12/26/2015

*David H. Peterson*  
 \_\_\_\_\_  
 NOTARY PUBLIC REG. NO. \_\_\_\_\_

TRUSTEE NOTARY - FOR BRIAN K. SKINNER OR PHILIP M. RUDISILL

STATE OF VIRGINIA  
 CITY/COUNTY Hampton News TO WIT:  
 I, Delana H. Wever, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVE UNDER MY HAND THIS 7th DAY OF June, 2013.  
 MY COMMISSION EXPIRES: 7/31/2014

*Delana H. Wever*  
 \_\_\_\_\_  
 NOTARY PUBLIC REG. NO. \_\_\_\_\_



\*NOTE:

THE PRINCIPAL STRUCTURE ON LOT 2 WAS BUILT USING THE ENCROACHMENT PROVISION OF THE CBPA ORDINANCE AND NOW EXPIRED DELINEATION. ANY FUTURE DEVELOPMENT ON LOT 1 OR 2 WILL HAVE TO SATISFY THE CURRENT CBPA ORDINANCE BASED ON THE CURRENT DELINEATION.

UTILITY NOTES:

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.

GENERAL NOTES:

- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE 20' PRIVATE ROAD SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF EIGHT INCHES (8") AND A MINIMUM WIDTH OF TWELVE FEET (12') WITH TWO FOOT (2') SHOULDERS.
- THE LOT CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBER FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

R20 (SINGLE FAMILY RESIDENTIAL)  
 MINIMUM BUILDING SETBACKS

FRONT: 40'  
 SIDE: 15'  
 REAR: 30'

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *U. Maddalena*  
 \_\_\_\_\_  
 PLAT APPROVING AGENT

DATE: *8/15/13*  
 \_\_\_\_\_

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 15th DAY OF Aug, 2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 130015654

TESTE: *Christina H. Ellis*  
 \_\_\_\_\_  
 CLERK

BY: *Christina H. Ellis*  
 \_\_\_\_\_  
 D.C.