

VICINITY MAP SCALE: 1"=2000" COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK
MONUMENT NO. 102R
LOCATION: SEE VICINITY MAP
COORDINATE VALUE (U.S. SURVEY FEET):
X=12,077,798.358
Y=3,583,682.446
ELEVATION OF STATION: 49.33' (N.G.V.D. 1929)

# 1"=2000' BOI

### **OWNERSHIP 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.

GRACE G. O.	200	Oak	la	TRU	etee
GRACE G. Q.	AKLEY, TI	RUSTEE	h	•	
P.O.#	المان	) C.	(1	as	~

2-20-14 DATE

7351360

## **OWNER NOTARY**

STATE OF VIRGINIA

CITY/COUNTY YOR TO WIT:

I, Tamara J Bucht: ,A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 20 DAY OF February ,20 14

MY COMMISSION EXPIRES: Detable 31, 2014

James	OBW:
NOTARY PUBLIC	

# 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 (TAX PARCEL #29-17-00-000A) IS IN THE NAME OF GRACE G. OAKLEY, IN HER CAPACITY AS TRUSTEE OF THE HENRY SAMUEL OAKLEY DECLARATION OF TRUST DATED APRIL 17, 2007 AND WAS ACQUIRED FROM GRACE G. OAKLEY, IN HER CAPACITY AS EXECUTOR OF THE ESTATE OF HENRY SAMUEL OAKLEY, DECEASED, BY DEED DATED JUNE 10, 2008 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JULY 7, 2008 AS INSTRUMENT #080015279.

CERTIFY THAT	THE IRON I	RODS SHOWN	ON THIS PLAT WILL	BE SET	ON OR	BEFORE
APRIL 30, 2014.	del				, 1	. 1

DAVID P. CAMPBELL 1419B

2/21/14

### **CHESAPEAKE BAY NOTES**

THE AREA CONTAINED IN THIS SUBDIVISION IS NOT WITHIN A RESOURCE PROTECTION AREA AND IS NOT WITHIN A RESOURCE MANAGEMENT AREA.

### NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

### **BOUNDARY NOTE**

BOUNDARY PER CAMPBELL LAND SURVEYING, INC.
WETLAND DELINEATION PER ENVIRONMENTAL SPECIALTIES
GROUP, INC.

### EASEMENT NOTES

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 INCLUDES: (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.

## VDOT NOTE

VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE
OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL
STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY
LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER
MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY
SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE CORRECTIVE MEASURES
TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE
OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY.
THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM
AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES,
LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES,
CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF
VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE
MEASURES DESCRIBED ABOVE.

SUBDIVISION OF THE PROPERTY OF

# GRACE G. OAKLEY, TRUSTEE

GRAFTON DISTRICT
COUNTY OF YORK, VIRGINIA

12/26/2013 SCALE: 1"=60'

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

SHEET 1 OF 2

### **AREA TABULATION**

### LOT 1

TOTAL AREA OF LOT: 3.3593± ACRE / 146,332± S.F.

LESS Y.C. SPORT'S WAY EASEMENT: 0.6153± ACRE / 26,805± S.F.

DEVELOPABLE AREA: 2.7440± ACRE / 119,527± S.F.

AREA WITHIN DOMINION VIRGINIA POWER EASEMENT (NOT IN SPORTS

WAY EASEMENT): 0.5333± ACRE / 23,232± S.F.

DELINEATED NON-TIDAL

WETLANDS AREA: 1.1104± ACRE / 48,370± S.F.

### LOT 2

TOTAL AREA OF LOT: 3.6796± ACRE / 160,285± S.F.
LESS Y.C. SPORT'S WAY EASEMENT: 0.0362± ACRE / 1,579± S.F.
ACCESS EASEMENT OFF RTE. 17: 0.1405± ACRE / 6,121± S.F.
DEVELOPABLE AREA: 3.5029± ACRE / 152,585± S.F.

AREA INSIDE DOMINION VIRGINIA

POWER EASEMENT: 1.1384± ACRE / 49,590± S.F.

DELINEATED NON-TIDAL

WETLANDS AREA: 0.3475± ACRE / 15,137± S.F.

ADDRESS	TAX MAP	GPIN
#4301 GEORGE WASHINGTON	29-17-00-000A	S05b-2656-2960
MEMORIAL HIGHWAY		

LEGAL: PARC

PARCEL "A" SUBDIVISION OF THE PROPERTY OF HENRY S.

OAKLEY AND GRACE G. OAKLEY (P.B. 10 PG. 328)

ZONING: THE PROPERTY SHOWN IS ZONED GB (GENERAL BUSINESS)

REFERENCES: INST. #080015279

FLOOD ONE:

F.I.R.M. PANEL: #51199C0215C (DATED: JUNE 16, 2009)

# GB (GENERAL BUSINESS) MINIMUM BUILDING SETBACKS

FRONT: 45' SIDE: 10'

REAR:

10'

MINIMUM LOT SIZE: 20,000 S.F.

# **APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

DATE: 49/14.

STATE OF VIRGINIA COUNTY OF YORK

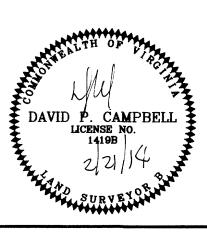
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS DAY OF \_\_\_\_\_\_\_, 2014, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER \_\_\_\_\_\_

TESTE: CLERK

BY:

REVISED FEBRUARY 10, 2014

#11-0254



SUBDIVISION NOTE:

SUBDIVISION OF THIS PROPERTY IS SUBJECT TO CONDITIONS SET FORTH IN THE SUBDIVISION DEVELOPMENT PLAN APPROVAL LETTER FROM THE YORK COUNTY DEPARTMENT OF ENVIRONMENTAL AND DEVELOPMENT SERVICES, DATED DECEMBER 20, 2013.

TOTAL AREA OF SUBDIVISION: 306,617 S.F./7.0389 AC.

# UTILITY NOTES:

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 THE COUNTY OF YORK