

**VICINITY MAP**

SCALE : 1" = 2,000'

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

**OWNER'S CONSENT:**

*Mark A. Stephens*  
 MARK A. STEPHENS - OWNER DATE: 5/21/14

**TRUSTEE'S CONSENT:**

*Maryl Hartzheim*  
 BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE (ACTING AGENT)  
*Maryl Hartzheim*  
 (PRINT NAME)

BENEFICIARY: BRANCH BANKING AND TRUST COMPANY  
 DEED OF TRUST DATED: OCTOBER 23, 2009.  
 RECORDED AS INSTRUMENT NUMBER: 090023807

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS 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 LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

TAX PARCEL 17-00-00-033: MARK A. STEPHENS AND WAS ACQUIRED FROM KAREN McCLAIN-MARVIN, f/k/a KAREN McCLAIN-SEWER AND LEE RUMBLES, a/k/a LEE RUMBLES, JR. BY DEED DATED AUGUST 21, 2009 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON OCTOBER 23, 2009 AS INSTRUMENT # 090023806.

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 1, 2015

*R. L. Small*  
 R. L. SMALL, L.S. DATE

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

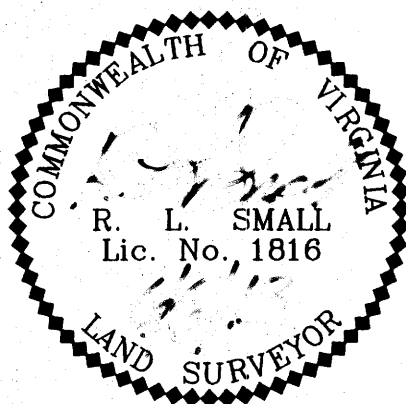
- ④2 - U.S. SURVEY FEET, 12051247.375 (EASTING) 3613951.988 (NORTHING) - ELEV. = 77.48' (NGVD 1929)
- ④4 - U.S. SURVEY FEET, 12049008.377 (EASTING) 3613559.739 (NORTHING) - ELEV. = 73.10' (NGVD 1929)

NOTARY PUBLIC FOR OWNER:  
 MARK A. STEPHENS  
 STATE OF VIRGINIA TO WIT:  
 I, *R. L. Small*, 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 21 DAY OF May, 2014.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 5-21-17  
 REGISTRATION NUMBER: 2145

NOTARY PUBLIC FOR TRUSTEE:  
 BB&T-VA COLLATERAL SERVICE CORPORATION  
 STATE OF VIRGINIA TO WIT:  
 I, *R. L. Small*, 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 21 DAY OF May, 2014.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 5-21-17  
 REGISTRATION NUMBER: 2145



**NOTES:**

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0185C, EFFECTIVE DATE: JUNE 16, 2009.
2. THE PROPERTY SHOWN HEREON IS ZONED: R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT). THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 30' (FEET)  
 SIDE: 12.5' (FEET)  
 REAR: 25' (FEET)
3. TAX MAP PARCEL NUMBER: 17-00-00-033  
 GPIN NUMBER: M11D-3363-2448
4. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY OF YORK 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
5. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY 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.
6. PROPERTY SHOWN HEREON LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL CONSTRUCTION OR LAND DEVELOPMENT IS SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
7. ALL RIGHT-OF-WAY IS HEREBY DEDICATED FOR PUBLIC USE.
8. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT RAIN GARDENS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

UTILITY NOTES :  
 WATER : EACH PARCEL WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.  
 SEWER : EACH PARCEL WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SANITARY SEWER PROVIDED BY YORK COUNTY.

LOT 1: 28,100 S.F. (0.6451 AC.)  
 LOT 2: 27,348 S.F. (0.6278 AC.)  
 R/W DEDICATION AREA: 2,849 S.F. (0.0654 AC.)  
**TOTAL SUBDIVIDED AREA: 58,297 S.F. (1.3383 ACS.)**

SUBDIVISION OF  
 THE PROPERTY OF  
**MARK A. STEPHENS**  
 NELSON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: N/A DATE: JUNE 6, 2013  
 SHEET 1 OF 2

**DAVIS & ASSOCIATES, P.C.**  
 SURVEYORS - PLANNERS  
 3630 GEORGE WASHINGTON  
 MEMORIAL HIGHWAY - SUITE 'G'  
 YORKTOWN, VIRGINIA 23693

**A P P R O V E D**

YORK COUNTY BOARD OF SUPERVISORS

BY: *Walter L. Linn*  
 PLAT APPROVING AGENT

DATE: May 21, 2014

**A P P R O V E D**

VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: *Walter L. Linn*

DATE: 18 Nov 2014

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE YORK -  
 POQUOSON CIRCUIT COURT THIS 21st  
 DAY OF May 2014, THIS MAP WAS  
 PRESENTED AND ADMITTED TO RECORD AS  
 THE LAW DIRECTS IN INSTRUMENT # 16602315  
 3:15 PM  
 TESTE: \_\_\_\_\_  
 CLERK  
 BY: *Walter L. Linn*