

VICINITY MAP  
SCALE: 1"=2000'

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 94  
LOCATION: SEE VICINITY MAP  
COORDINATE VALUE(U.S. SURVEY FEET): X-12,091,035.793  
Y-3,583,451.345  
ELEVATION OF STATION: 3.74' (N.G.V.D.) (1929)

UTILITY NOTES:

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

SEWER: EACH LOT WITHIN THIS RESUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

CHESAPEAKE BAY NOTES:

PROPERTY IS LOCATED WITHIN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.

TIDAL WETLANDS SHOWN WERE FIELD LOCATED.

NOTES

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 STRUCTURALLY 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.

THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1988.

THE LIMITS OF NATURAL RESOURCES ON THESE LOTS HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE (CHESAPEAKE BAY PRESERVATION AREAS), INCLUDING THE SUBMITTAL OF A NATURAL RESOURCE INVENTORY.

THE 100-FOOT RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-900, YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.

DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION Nos. 23.2-900, 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR AS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

THE LAND BEING CONVEYED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT TAX PARCEL 28D-02-00-000 ALREADY OWNED BY GRETCHEN W. MARTIN, TRUSTEE, AND TAX PARCEL 28D-02-00-011 ALREADY OWNED BY TIMOTHY J. O'BRIEN AND DENISE L. O'BRIEN AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

RESUBDIVISION OF LOTS 9, 10 & 11  
SHIP POINT HOMES

(P.B. 5, PG. 255)  
(BEING THE PROPERTIES OF  
GRETCHEN W. MARTIN AND  
TIMOTHY J. & DENISE L. O'BRIEN)

GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA  
FEBRUARY 11, 2016 SCALE: 1"=30'  
CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
(757) 890-0837

SHEET 1 OF 2

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE TO CREATE A PUBLIC RIGHT-OF-WAY PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT. DRAINAGE 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: NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

OWNER'S/TRUSTEE CONSENT

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

LOT 9

*Gretchen W. Martin*  
GRETCHEN W. MARTIN,  
SUCCESSOR DEATH TRUSTEE,  
UNDER ALLEN D. MARTIN FAMILY TRUST  
DATED JANUARY 12, 2010  
GRETCHEN W. MARTIN, SOLE TRUSTEE  
UNDER THE GRETCHEN W. MARTIN LIVING TRUST  
DATED NOVEMBER 24, 1999

11-21-2016  
DATE

TOTAL AREA OF RESUBDIVISION = 51,628 S.F./1.1852 AC.

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 RESUBDIVISION IS AS FOLLOWS:

LOT 9 (TAX PARCEL #28D-02-00-009) IS IN THE NAME OF GRETCHEN W. MARTIN, SUCCESSOR DEATH TRUSTEE, UNDER THE ALLEN D. MARTIN FAMILY TRUST DATED JANUARY 12, 2010; GRETCHEN W. MARTIN, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE GRETCHEN W. MARTIN LIVING TRUST DATED NOVEMBER 24, 1999, AND WAS ACQUIRED FROM GRETCHEN W. MARTIN, SUCCESSOR DEATH TRUSTEE, UNDER THE ALLEN D. MARTIN LIVING TRUST DATED NOVEMBER 24, 1999, AND GRETCHEN W. MARTIN, SUCCESSOR DEATH TRUSTEE, UNDER THE GRETCHEN W. MARTIN LIVING TRUST, DATED NOVEMBER 24, 1999, BY DEED OF TRANSFER DATED MARCH 26, 2010, AND DULY RECORDED ON APRIL 1, 2010 AS INSTRUMENT NO. 100005365.

LOT 10 (TAX PARCEL #28D-02-00-010) IS IN THE NAME OF GRETCHEN W. MARTIN, SUCCESSOR DEATH TRUSTEE, UNDER THE ALLEN D. MARTIN FAMILY TRUST, DATED JANUARY 12, 2010; GRETCHEN W. MARTIN, SOLE TRUSTEE, UNDER THE GRETCHEN W. MARTIN LIVING TRUST DATED NOVEMBER 24, 1999, AND TIMOTHY J. O'BRIEN AND DENISE L. O'BRIEN, HUSBAND AND WIFE, AND WAS ACQUIRED FROM EDMOND L. BOURQUE, SUCCESSOR TRUSTEE OF THE BOURQUE REVOCABLE LIVING TRUST, DATED OCTOBER 28, 1986, BY DEED DATED JANUARY 28, 2016, AND DULY RECORDED ON FEBRUARY 2, 2016 AS INSTRUMENT No. 100001965.

LOT 11 (TAX PARCEL #28D-02-00-011) IS IN THE NAME OF TIMOTHY J. O'BRIEN AND DENISE L. O'BRIEN, HUSBAND AND WIFE, AND WAS ACQUIRED FROM MARGARET E. MOORE, WIDOW, AND HENRY LEE MOORE, WIDOWER, BEING ALL THE HEIRS AT LAW OF VINNAN H. MOORE WHO DIED INTTESTATE DECEMBER 24, 1972, BY DEED DATED DECEMBER 21, 1983 AND DULY RECORDED ON MARCH 23, 1984, IN DEED BOOK 763, PAGE 054.

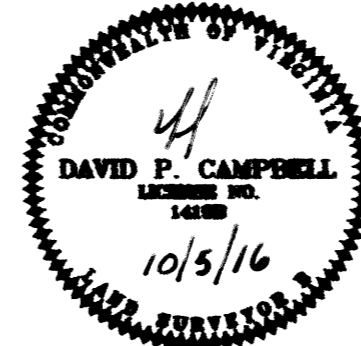
THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 30, 2016

*David P. Campbell*  
DAVID P. CAMPBELL 14198  
10/5/16  
DATE

NOTES

DRAINAGE 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.



RR (RURAL RESIDENTIAL)  
MINIMUM BUILDING SETBACKS

FRONT: 50' (30' PER RECORDED SUBDIVISION PLAT)  
SIDE: 20'  
REAR: 50'

MINIMUM LOT AREA = 1 ACRE  
MINIMUM LOT FRONT = 150' @ BSL

NOTARY PUBLIC FOR: TIMOTHY J. O'BRIEN & DENISE L. O'BRIEN  
STATE OF VIRGINIA

CITY/COUNTY OF Newport News TO WIT:  
I, Christine M. Foy, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVEN UNDER MY HAND THIS 26th DAY OF November, 2016  
MY COMMISSION EXPIRES: 10/31/2017

*Christine M. Foy*  
NOTARY PUBLIC  
294335  
REGISTRATION NO.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Sven Kassel*  
PLAT APPROVING AGENT

DATE: MARCH 1, 2017

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 MARCH, 2017 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 110004173

TESTE: *Kristen N. Nelson*  
CLERK

BY: *Christine M. Foy*