

VICINITY MAP 1" = 2,000'

STREET INDEX		
SYMBOL	STREET	ROUTE
①	BALDRIC PLACE	1506
②	OLD LAKESIDE DRIVE	792
③	DUFF DRIVE	1556
④	FIELDING LEWIS DRIVE	1551
⑤	WHISPERING PINE DRIVE	1554
⑥	BRIGADE DRIVE	1553
⑦	HENRY LEE LANE	1570
⑧	MILLSIDE WAY	1571
⑨	ALLENS MILL ROAD	655
⑩	DALE HOLLOW DRIVE	PRIVATE
⑪	BONITO DRIVE	1266
⑫	ROBS ROAD	1221
⑬	FISHERMANS COVE	N/A
⑭	TERN COURT	PRIVATE

YORK COUNTY CONTROL MONUMENTS

STA. 90- COORDINATES - U.S. SURVEY FEET -
 12083574.733 (E), 3591731.987 (N)
 ELEVATION = 9.90' (NGVD 1929 DATUM)
 ELEVATION = 8.85' (NAVD 1988 DATUM)

STA. 96- COORDINATES - U.S. SURVEY FEET -
 12083354.112 (E), 3588952.717 (N)
 ELEVATION = 13.74' (NGVD 1929 DATUM)
 ELEVATION = 12.69' (NAVD 1988 DATUM)

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

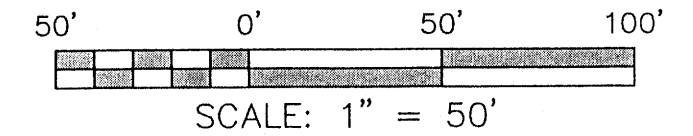
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

FAMILY SUBDIVISION OF THE PROPERTY OF
C. ROGER MCLELLON & DEBRA B. MCLELLON

GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 50' DATE: AUGUST 1, 2016

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

SHEET 1 OF 2



TRUSTEE(S)

TRUSTEE'S CONSENT

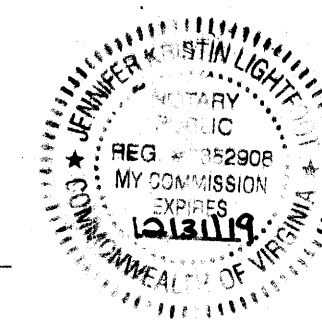
James Ferber 2/22/17
 TBVAT, LLC DATE
 JAMES FERBER, PRESIDENT OF REAL ESTATE FINANCE

BENEFICIARY: TOWNEBANK
 DEED OF TRUST DATE: NOVEMBER 10, 2016
 RECORDED AS INSTRUMENT NO. 160020907

NOTARY PUBLIC FOR TBVAT, LLC TRUSTEE OF DEED OF TRUST

STATE OF Virginia
 COUNTY/CITY OF Chesapeake TO WIT:
 I, Jennifer K. Lightfoot, A NOTARY PUBLIC IN AND FOR THE City OF Chesapeake 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 22 DAY OF February, 2017.

Jennifer K. Lightfoot 7352908
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 6/30/19



OWNER'S CONSENT

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

C. Roger Mclellon 2/22/17
 C. ROGER MCLELLON DATE

Debra B. Mclellon 2/22/17
 DEBRA B. MCLELLON DATE

NOTARY PUBLIC FOR OWNERS

STATE OF Virginia
 COUNTY/CITY OF York TO WIT:
 I, Jennifer L. Barnes A NOTARY PUBLIC IN AND FOR THE County OF York 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 22 DAY OF February, 2017.

Jennifer L. Barnes 7342352
 NOTARY PUBLIC REGISTRATION NO.
 MY COMMISSION EXPIRES: 04/30/2018

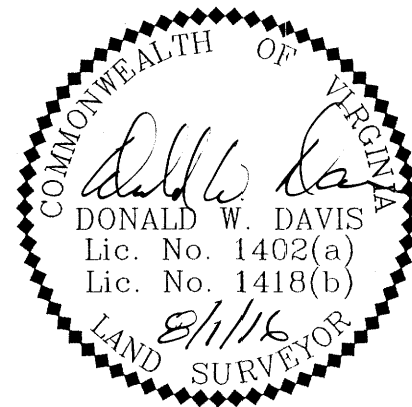
SURVEYOR'S CERTIFICATION

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

C. ROGER MCLELLON AND DEBRA B. MCLELLON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM MARQUEE HOMES, INC., A VIRGINIA CORPORATION, BY DEED OF GIFT DATED JANUARY 28, 2015, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON FEBRUARY 20, 2015 IN INSTRUMENT #150002482.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2017.

Donald W. Davis 8/1/16
 DONALD W. DAVIS, L.S. DATE



TOTAL SUBDIVIDED AREA: 4.8686 ACRES (212,076 SQ. FT.)

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X & AE (7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE: JANUARY 16, 2015.
- THE PROPERTY SHOWN HEREON IS ZONED: RR-RURAL RESIDENTIAL DISTRICT THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 50' (FEET)
 SIDE: 20' (FEET)
 REAR: 50' (FEET)
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT WIDTH: 150' (FEET)
 MAXIMUM BUILDING HEIGHT: 35' (FEET)
- PROPERTY SHOWN HEREON IDENTIFIED AS TAX MAP PARCEL 25-00-00-481B & GPIN T07D-4181-1266.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(D), 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 IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(F), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF.
- PROPERTY LIES WITHIN CHESAPEAKE BAY PRESERVATION AREAS (RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA); ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATION (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

- 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.
- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY 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') WIDE SHOULDERS.
- 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-WAY 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 RIGHT TO 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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

- SYMBOLS -

- 50' B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- R.P.A. RESOURCE PROTECTION AREA
- R.M.A. RESOURCE MANAGEMENT AREA

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Suzanne Hall*
 PLAT APPROVING AGENT

DATE: APRIL 27, 2017

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 24 DAY OF July, 2017, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 170008123

TESTE: *Kristen N. Nelson*
 CLERK

BY: *Suzanne Hall*