

**VICINITY MAP**  
SCALE: 1"= 1000'

**OWNER'S CONSENT AND DEDICATION**

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

BY: Mary Whitford April 7, 2017  
MARK J. WHITFORD DATE

**CERTIFICATE OF NOTARIZATION (OWNER)**

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF James City County

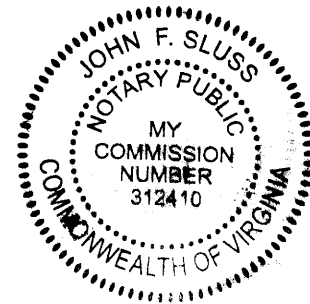
I, John F. Sluss, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 7<sup>th</sup> DAY OF April, 2017.

MY COMMISSION EXPIRES July 31<sup>st</sup>, 2017.

NOTARY PUBLIC J F Sluss

NOTARY REGISTRATION NUMBER: 312410



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BY: Allan B. Cook April 7, 2017  
ALLAN B. COOK DATE

**CERTIFICATE OF NOTARIZATION (OWNER)**

NOTARY: STATE OF VIRGINIA, CITY/COUNTY OF James City County

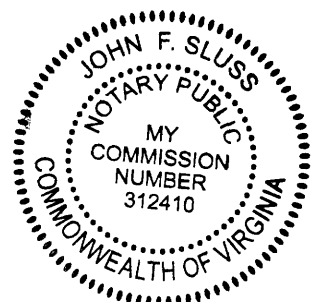
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**GENERAL NOTES**

1. THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL No. 37-00-00-068F, GPIN: T03d-4259-0183. ADDRESS: #104 MILL CROSSING, YORKTOWN, VIRGINIA 23693
2. THE PROPERTY SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAPS No. 51199C0152D AND No. 51199C0156D, MAPS REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
3. THE PROPERTY SHOWN IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL). MINIMUM FRONT YARD (40'), SIDE YARD (15'), AND REAR YARD (30')
4. THIS SUBDIVISION PLAT IS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT PLAN, DATED JANUARY 5, 2017, AND RECEIVED JANUARY 31, 2017 (APPLICATION No. 201700019) BY THE YORK COUNTY, DIVISION OF DEVELOPMENT SERVICES; THE DEVELOPMENT PLAN WAS LAST REVISED MARCH 6, 2017.
5. PURSUANT TO SECTION 24.1-256(b) OF THE YORK COUNTY SUBDIVISION ORDINANCE, DRIVEWAYS SHALL BE SPACED AT LEAST FIFTY (50) FEET APART. IN ADDITION, THE MINIMUM DISTANCE BETWEEN THE NEAREST EDGE OF A DRIVEWAY TO AN ADJACENT PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET.
6. THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT HEREBY ESTABLISHED TO BENEFIT LOT A AND LOT B.
7. ONCE LOT B IS TO BE DEVELOPED THE PROPOSED GRADING FOR LOT B SHALL BE SUCH THAT THE PROPERTY IS DRAINED TO THE EAST AND REAR PROPERTY SWALE TO ACHIEVE THE GREATEST AMOUNT OF WATER QUALITY POSSIBLE FOR THE SITE.
8. THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK, VIRGINIA.
9. PER SECTION 20.5-84(a)(6) OF THE YORK COUNTY SUBDIVISION ORDINANCE, DECIDUOUS SHADE, OR ORNAMENTAL TREES SHALL BE PLANTED AS STREET TREES AT ONE (1) TREE APPROXIMATELY EVERY FORTY (40) FEET OR BY UTILIZING EXISTING TREES WITHIN TWENTY (20) FEET OF MILL CROSSING RIGHT-OF-WAY TO SATISFY THE PLANTING REQUIREMENTS.
10. NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF OUR SURVEY.
11. EXISTING UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. A MISS UTILITY TICKET REQUEST, TICKET No. A623900567-00A WAS PLACED/TAKEN ON 08/26/16; THE (PAINTED) MARKED BY-OTHERS UTILITY LINES SHOWN HEREON WERE FIELD LOCATED AT THE TIME OF OUR SURVEY.
12. EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
13. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

**AREA TABULATION**

LOT A	20,076 S.F.	0.461 ACRES
LOT B	25,116 S.F.	0.577 ACRES
<b>TOTAL AREA SUBDIVIDED</b>	<b>45,192 S.F.</b>	<b>1.038 ACRES</b>

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 MARK J. WHITFORD AND ALLAN B. COOK, AND WAS ACQUIRED FROM FRANCES KANADAY SCHULTZ, EXECUTOR OF THE ESTATE OF LOIS GENEVA KANADAY, BY DEED DATED JULY 21, 2016, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON JULY 29, 2016 AS INSTRUMENT NO. 160012489.

I CERTIFY THAT MONUMENTS AND IRON RODS (IRS) AS SHOWN ON THIS PLAT WERE SET ON NOVEMBER 29, 2016.

Stephen C. Letchford  
STEPHEN C. LETCHFORD, L.S. #2772

3-8-2017  
DATE



**SUBDIVISION PLAT  
PROPERTY OF  
MARK J. WHITFORD  
AND  
ALLAN B. COOK**

BETHEL MAGISTERIAL DISTRICT YORK COUNTY VIRGINIA  
Date: 3-8-2017 Scale: NOTED Proj. No.: W10457-00 Proj. Contacts: TRS / SCL



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CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 2

**UTILITY NOTES**

WATER:  
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:  
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kessel PLAT APPROVING AGENT  
DATE: July 3, 2017

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 7<sup>th</sup> DAY OF July, 2017.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS, AS INSTRUMENT NO. 170012226

TESTE: Kristen N. Nelson CLERK

BY: Jammy Logan DC

AES CONSULTING ENGINEERS