

VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK

PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 126
LOCATION: SEE VICINITY MAP
COORDINATE VALUE(U.S. SURVEY FEET): X-12,089,688.687
Y- 3,567,512.061
ELEVATION OF STATION: 15.96(N.G.V.D.)(1929)

NOTE: 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 STRUCTUALLY 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.

EASEMENT NOTES

THE 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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER 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.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND / OR UTILITIES TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

FAMILY SUBDIVISION OF THE PROPERTY OF ROBERT W. MOSES BEING A SUBDIVISION OF LOT 1B "FAMILY SUBDIVISION OF THE PROPERTY OF BRUCE J. JORDAHL" (INST. #150006392)

BETHEL MAGISTERIAL DISTRICT YORK COUNTY, VIRGINIA

DECEMBER 17, 2019 SCALE: 1"=40'

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

SHEET 1 OF 2

OWNER'S 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.

Signature of Robert W. Moses, dated 9/2/21

TRUSTEE'S CONSENT

Signature of D. Wayne Moore, dated 9/2/21. BY: TRUSTEES: D. WAYNE MOORE AND MARK C. HANNA EITHER OF WHOM MAY ACT BENEFICIARY: VIRGINIA COMPANY BANK DEED OF TRUST DATED: APRIL 23, 2014 RECORDED: INSTRUMENT No. 140005670

OWNER NOTARY - FOR ROBERT W. MOSES

STATE OF VIRGINIA CITY/COUNTY Newport News TO WIT: I, Lamar L. Derr, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 2nd DAY OF September, 2021 MY COMMISSION EXPIRES: 1/31/2023

Signature of Lamar L. Derr, REG. NO. 7645156

GENERAL NOTES:

- 1. THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE 20' PRIVATE ROAD 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') SHOULDERS.
2. 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 A LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANCURPTCY.

SITE SUMMARY

OWNER: ROBERT W. MOSES
ADDRESS: #3025 HAMPTON HIGHWAY
TAX I.D.: 38A1-02-00-001
G.P.I.N.: V02A-0975-2529
ZONING: R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
REFERENCE: INSTR. #160020918, INST. #150006392 (PLAT)
F.I.R.M. ZONE: AE(EL.8), X500, X
F.I.R.M.: 51199C0156D, DATED: 1/16/2015

SURVEYOR'S CERTIFICATE

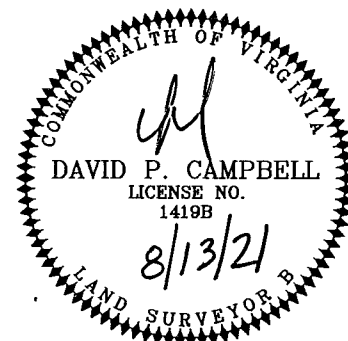
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS FAMILY SUBDIVISION (TAX MAP #38A1-02-00-001) IS IN THE NAME OF ROBERT W. MOSES AND WAS ACQUIRED FROM MOJO BROS CUSTOM RENOVATIONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 8, 2016, AND RECORDED AS INSTRUMENT #160020918 ON NOVEMBER 14, 2016.

THE ABOVE DEED IS 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 DECEMBER 31, 2021.

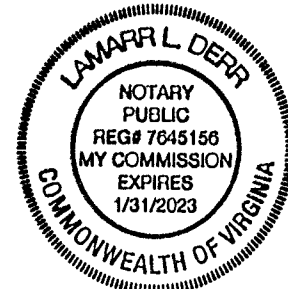
Signature of David P. Campbell, dated 8/13/21



TRUSTEE NOTARY - D. WAYNE MOORE OR MARK C. HANNA

STATE OF VIRGINIA CITY/COUNTY Newport News TO WIT: I, Lamar L. Derr, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVE UNDER MY HAND THIS 2nd DAY OF September, 2021. MY COMMISSION EXPIRES: 1/31/2023.

Signature of Lamar L. Derr, REG. NO. 7645156



TOTAL AREA OF LOTS: 40,857 S.F = 0.9379 AC.

CHESAPEAKE BAY/WATERSHED MANAGEMENT

THE LIMITS OF CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY INTEGRITY ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 09-068).

UTILITY NOTES:

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.

R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) MINIMUM BUILDING SETBACKS

FRONT: 40'
SIDE: 15'
REAR: 30'

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT WIDTH @ BSL: 100'
MAXIMUM BUILDING HEIGHT: 35'

TOTAL NUMBER OF LOTS = 2

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

Signature of Susan Kasal, PLAT APPROVING AGENT

DATE: NOVEMBER 12, 2021

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 12th DAY OF November, 21 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 210022849

TESTE: Kristen N. Nelson, CLERK

Signature of Darlene M. Helt, etc.