

COUNTY OF YORK GEODETIC MONUMENTS
 Q81-RESET
 N 3587858.90
 E 12078514.058
 ELEV 58.08'
 Q80
 N 3591731.987
 E 12083574.733
 ELEV 9.90'

VICINITY MAP

SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION

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

BY: [Signature] 5-27-22
 MICHAEL E. LINCOLN DATE

NOTARY

I, Barbara Passmore, 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 24 DAY OF May, 2022.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES March 31 2023



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 MICHAEL E. LINCOLN, AND WAS ACQUIRED FROM THOMAS JOHN KOERBER BY DEED DATED AUGUST 31, 2015 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, ON SEPTEMBER 8, 2015, IN INSTRUMENT NUMBER 150016306. I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 17, 2023.

[Signature] 3/17/22
 PAUL W. MICHAEL, JR., L.S. DATE
 VIRGINIA LAND SURVEYOR NO. 002438

UTILITY NOTES

WATER:
 EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

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

GENERAL NOTES

- PROPERTY IS ALL OF TAX MAP NO. 30-00-00-022 & 30-00-00-022A, GPIN NO. S06b-3906-4268 & S06b-3848-4160
- TOTAL AREA OF SUBDIVISION - 123,165 S.F. - 2.827± AC
- IMPROVEMENTS NOT SHOWN.
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON THIS PLAT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RECORD INFORMATION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA, MAP NUMBER 51199C0137D, DATED JANUARY 16, 2015.
- ALL PROPOSED DRAINAGE AND/OR UTILITY EASEMENTS ARE HEREBY CONVEYED TO THE COUNTY OF YORK, UNLESS OTHERWISE SHOWN.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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 PASSAGE OVER THE SAME, UNLESS 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: (1) THE RIGHT OF INGRESS/EGRESS OVER THE OWNERS ADJACENT LAND TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (2) 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.
- PROPERTY IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY DISTRICT). THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 40' (FEET)
 SIDE: 15' (FEET)
 REAR: 30' (FEET)
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
- 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 PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY ESG, INC. AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-085).

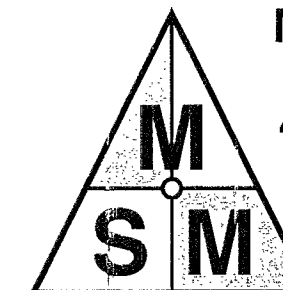
AREA TABLE

LOT 1	42,144 S.F.-0.967 AC.
LOT 2	37,271 S.F.-0.856 AC.
LOT 3	43,750 S.F.-1.004 AC.
TOTAL SUBDIVIDED AREA	123,165 S.F. - 2.827± AC
UNDEVELOPABLE AREA	21,728 S.F. - 0.499 AC.

SUBDIVISION PLAT OF
**LINCOLN-DARE
 ESTATES**

GRAFTON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA

DATE: MARCH 17, 2022 SCALE: 1"=40'
 PROJECT NUMBER: 16-005
 SHEET 1 OF 2



**MICHAEL SURVEYING
 & MAPPING, P.C.**
 41 OLD OYSTER POINT ROAD
 SUITE B
 NEWPORT NEWS, VA. 23602
 TEL 757.873.1762
 FAX 757.873.1772

LEGEND

- IPF ○ DENOTES IRON PIPE FOUND
- IRF ○ DENOTES IRON ROD FOUND
- CMF □ DENOTES CONCRETE MONUMENT FOUND
- VDH □ DENOTES VA DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
- IRS ● DENOTES IRON SET W/ CAP
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA
- EASEMENT
- PROPERTY LINE
- RPA
- BUILDING SET BACK
- [Hatched Box] CONSERVED FOREST/OPEN SPACE BMP

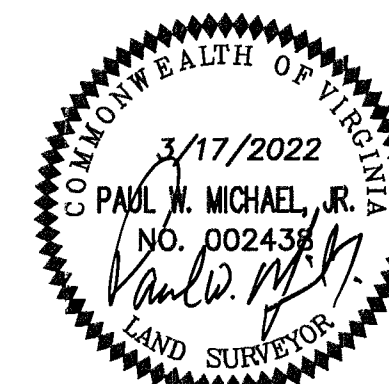


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APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature], PLAT APPROVING AGENT

DATE: JUNE 14, 2022

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21ST DAY OF JUNE, 2022. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220010461

TESTE: [Signature], CLERK

BY: [Signature]