

VICINITY MAP SCALE: 1" = 2000'

Table with 3 columns: STA. #, EASTING(X), NORTHING(Y). It lists station coordinates in U.S. Survey Feet.

NOTES:

- 1. CURRENT OWNER: BENSON PHILLIPS COMPANY, INC. DRAWER 18, PARKVIEW STATION, NEWPORT NEWS, VA 23605
2. RECORDED REFERENCES: DEED BOOK 26, PAGE 445; DEED BOOK 427, PAGE 49; DEED BOOK 135, PAGE 537; DEED BOOK 608, PAGE 559; DEED BOOK 371, PAGE 496; DEED BOOK 710, PAGE 547; DEED BOOK 371, PAGE 740; PLAT BOOK 10, PAGE 207.
OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA
3. TAX MAP AND PARCEL NO.: 37-(9)-C (A PORTION OF), 38-10, 38-11 (A PORTION OF), 38-12A, 38-13, AND 38-14.
4. ZONING DISTRICT: R20 - MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL.
5. THIS SUBDIVISION IS AN OPEN SPACE (CLUSTER) DEVELOPMENT PER ARTICLE 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
6. MINIMUM BUILDING SETBACK LINE: FRONT = 30'; MINIMUM OF 15' BUILDING SEPARATION WILL BE REQUIRED.
7. PROPERTY LIES IN N.F.I.P. ZONE X. SEE F.I.R.M. #510182 0041 B, EFFECTIVE DATE DECEMBER 16, 1988. FLOOD ZONES SUBJECT TO CHANGE BY F.E.M.A.
8. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER PONDS OR THEIR STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE ISLAND AREA INSIDE COMBS LOOP (COMMON AREA 3.)
9. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
10. 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 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 (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, TELEPHONES, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

TREBOR PASTURES

BETHEL DISTRICT, COUNTY OF YORK, VIRGINIA

DATE: FEBRUARY 4, 1999



SCALE: 1"=100'



ENGINEERS • ARCHITECTS • SURVEYORS

INTERIOR DESIGNERS • PLANNERS

P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757)253-0673 (757)874-5015

Table with 4 columns: DRAWN: DNW, CHECKED: NLHT, JOB # 1970920, SHEET 1 OF 2

CERTIFICATE OF CONSENT & DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, TREBOR PASTURES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BENSON PHILLIPS COMPANY, INC., A VIRGINIA CORPORATION

BY: Christopher K. Phillips, President DATE 3-17-99

A NOTARY PUBLIC IN AND FOR THE City of Newport News, VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) IS ASSIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 17th DAY OF March, 1999. Notary Public signature and date 3/17/99

MY COMMISSION EXPIRES May 31, 2000

LENDER: FIRST COASTAL BANK DEED BOOK 1036, PG. 275, RECORDED 8/25/98 TRUSTEE: PRINCESS ANNE SERVICE CORP.

BY: V.E. Lockwood, II DATE 3/17/99

A NOTARY PUBLIC IN AND FOR THE State of Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) IS ASSIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF March, 1999. Notary Public signature and date 3/17/99

MY COMMISSION EXPIRES 12/31/2001

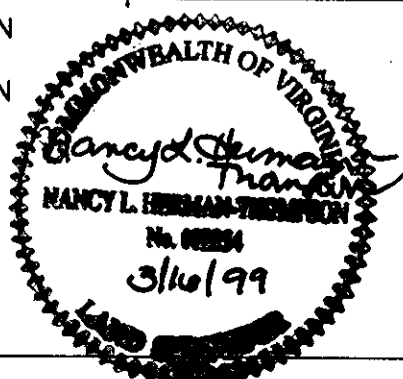
CERTIFICATE OF TITLE/SURVEYOR'S CERTIFICATE:

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO BENSON PHILLIPS COMPANY, INC. BY: 8. T.M. 38-13: CLARENCE CALM BY DEED RECORDED 3/17/99, IN DEED BOOK 1079, PAGE 543.

- 1. T.M. 38-10: THE HEIRS OF FRANKLIN HOPSON AND DEVISEES OF ROSETTA HOPSON BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 217.
2. T.M. 38-13: THE HEIRS OF DANIEL W. DENNIS, SENIOR BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 170.
3. T.M. 37-(9)-C: FREDDIE COMBS AND CARRIE B. COMBS BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 167.
4. T.M. 38-11: JOHN M. SLADE, SR. AND DORIS E. SLADE BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 272.
5. T.M. 38-12A: MELVIN O. RUSSELL AND DELLA LEE RUSSELL BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 161.
6. T.M. 38-14: FANNIE B. SMITH BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 164.
7. T.M. 38-13: SVEIN J LASSEN SPECIAL COMMISSIONER BY DEED RECORDED: 4/27/99 IN DEED BOOK 1088, PAGE 203

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, INCLUDING A CLOSURE OF NOT LESS THAN 1":20,000'. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET IN ACCORDANCE WITH SECTION 20.5-78 OF YORK COUNTY SUBDIVISION ORDINANCE ON OR BEFORE MARCH 31, 2000.

Signature: Nancy L. Herman-Thompson DATE 3/16/99



CURVE TABLE

Table with 7 columns: NUMBER, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Contains 43 curve data points.

LOT AREAS

Table with 3 columns: LOT, S.F., AC. Lists lot areas for lots 1 through 37.

CURVE TABLE (CON'T.)

Table with 7 columns: NUMBER, DELTA, RADIUS, LENGTH, TANGENT, CHORD, CHORD BEARING. Contains 8 additional curve data points.

- 11. 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 OTHERWISE NOTED ON THIS PLAT.
12. SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE FEET AND SIX FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS.
13. THE WETLANDS/CONSERVATION EASEMENT WILL BE PROVIDED FOR IN THE HOMEOWNERS ASSOCIATION RESTRICTIVE COVENANTS. EASEMENT AREA = 12.50 AC.
14. AREAS: TOTAL TRACT = 34.18 AC
COMMON AREAS = 18.90 AC
COMMON AREA 1 - 21,156 S.F. = 0.48 AC
COMMON AREA 2 - 45,385 S.F. = 1.04 AC
COMMON AREA 3 - 4,302 S.F. = 0.10 AC
COMMON AREA 4 - 752,545 S.F. = 17.28 AC
LOT AREAS = 13.28 AC
R/W = 2.00 AC
WETLANDS/CONSERVATION EASEMENT = 12.50 AC (PORTION OF COMMON AREA 4 AND LOT 29)
15. 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 YORK COUNTY. ALL UTILITIES SHALL BE UNDERGROUND.
16. EXTERIOR BOUNDARY SURVEY SHOWN IS BASED UPON A CURRENT FIELD SURVEY.
17. ALL COMMON AREAS ARE TO BE CONVEYED TO THE TREBOR PASTURES HOMEOWNERS ASSOCIATION.
18. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] PLAT APPROVING AGENT

DATE: 4/28/99

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 28th DAY OF April, 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 687

TESTE: NANCY B. KANE, CLERK

BY: Kristen N. Nelson, DC