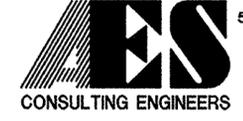




# FAMILY SUBDIVISION OF THE PETER V. HENDERSON PROPERTY

BRUTON DISTRICT YORK COUNTY VIRGINIA

DATE: 7/18/2001 SCALE: 1" = 200' DRAWN: JFS/CMA



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23188  
(757) 253-0040  
Fax (757) 220-8984

AES JOB NO. 7779

REVISED: 10/30/01; PER COUNTY COMMENTS DATED 9/17/01.

## LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- PROPERTY CORNER
- I.P.F. IRON PIPE FOUND
- I.R.S. IRON ROD SET

## GENERAL NOTES

- 1) PROPERTY IS ALL OF TAX PARCEL 05-14-00-000A AND YORK COUNTY GPIN C18C-2151-1782.
- 2) PROPERTY IS CURRENTLY ZONED RR (RURAL RESIDENTIAL DISTRICT).
- 3) THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510182-0025 B, DATED 12/16/88.
- 4) NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 5) IMPROVEMENTS TO THE PROPERTY HAVE NOT BEEN FIELD VERIFIED UNLESS OTHERWISE SHOWN.
- 6) THIS IS A COMPOSITE PLAT BASED UPON AVAILABLE RECORDED INFORMATION (RECORD PLATS MEET THE SURVEYING STANDARDS SET FORTH BY YORK COUNTY, CONCERNING ACCURACY) AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF EXISTING BOUNDARY LINES. HOWEVER, NEW PARCEL LINES HEREBY CREATED SHALL MEET THE NOTED ACCURACY ON THIS PLAT.
- 7) SETBACK LINES PER YORK COUNTY ZONING ORDINANCE:  
FRONT 50'  
SIDE 20'  
REAR 50' (OR AS SHOWN).
- 8) EXISTING WATER & SEWER UTILITIES HAVE BEEN FIELD LOCATED BY AES. HOWEVER, DRAINFIELD LOCATIONS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OWNER. (DRAINFIELD LOCATIONS ARE SUBJECT TO VERIFICATION BY THE LOCAL HEALTH DEPARTMENT.)
- 9) PROPERTY LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND IS SUBJECT TO THE REQUIREMENTS FROM THE ZONING ORDINANCE.

## DRAINFIELD & WELL LEGEND

- P EXISTING PRIMARY DRAINFIELD AREA
- R EXISTING RESERVE DRAINFIELD AREA
- ▲ APPROVED PROPOSED WELL LOCATION

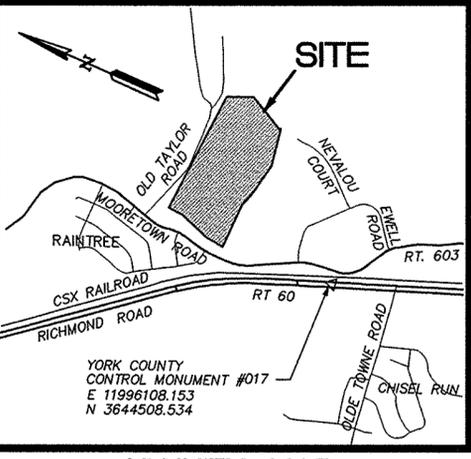
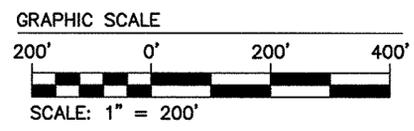
NOTES:

- PRIMARY DRAINFIELD AND WELL AREA FOR PARCEL A ARE PER EXISTING H.D. PERMIT I.D. #100-01-0520
- DRAINFIELD AND WELL AREA FOR PARCEL B ARE PER EXISTING H.D. PERMIT I.D. #109-00-0503

PROPERTY LINE METES AND BOUNDS TABLE		
NUMBER	BEARING	DISTANCE
L1	N21°36'01"W	395.54'
L2	N37°55'10"W	100.00'
L3	N69°30'00"E	150.00'

### AREA TABULATION

PARCEL "A"	8.67 AC.±
PARCEL "B"	44.04 AC.±
<b>TOTAL AREA OF SUBDIVISION</b>	<b>52.71 AC.±</b>



VICINITY MAP  
SCALE: 1" = 2000'

NOTE:  
PER PROPERTY OWNER THEIR ARE NO DEEDS OF TRUST AND/OR TRUSTEES EFFECTING THIS PROPERTY.

N/F CITY OF WILLIAMSBURG  
T.M. 05-12-00-000A  
PARCEL A - FARINO SUBD.  
D.B. 465, PG. 168  
P.B. 9, PG. 503

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 THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').

THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS 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.

### 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 OWNER.

*Peter V. Henderson*  
PETER V. HENDERSON  
10/31/01  
DATE

### NOTARY: STATE OF VIRGINIA, COUNTY OF YORK

I, *Carmen Y. Perrin*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID 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 31<sup>st</sup> DAY OF *October*, 2001.

MY COMMISSION EXPIRES *December 31*, 2006.

NOTARY PUBLIC *C. Perrin*

### SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 PETER V. HENDERSON AND WAS ACQUIRED FROM DAVID L. AND SHIRLEY M. HENDERSON BY DEED DATED MARCH 3, 1995 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 836, AT PAGE 814. I CERTIFY THAT THE IRON PIPES OR PINS, AS WELL AS MONUMENTS, WILL BE SET BY JULY 18, 2002.

*G.T. Wilson, Jr.*  
G.T. WILSON, JR. C.L.S.



NOTE:  
A DRY FIRE HYDRANT SHALL BE CONSTRUCTED ON PARCEL "A" BY THE PROPERTY OWNER. (THE DRY FIRE HYDRANT SHALL CONFORM TO THE CONSTRUCTION STANDARDS SET FORTH BY THE COUNTY OF YORK ASSISTANT CHIEF/FIRE MARSHALL JAMES R. DISHNER.)

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY THE JOINT USE WELL AS APPROVED BY THE HEALTH DEPARTMENT.

SEWER: THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

*David S. Ziller*  
(SIGNED) 11-2-01 (DATED)

NOTE:  
PROPERTY IS CURRENTLY SERVED WITH A PRIVATE WATER SYSTEM.

APPROXIMATE LOCATION OF EXISTING PRIVATE JOINT USE WELL CURRENTLY SERVING THE FOLLOWING PARCELS:  
T.M. 05-00-00-029  
T.M. 05-00-00-029A  
T.M. 05-14-00-000A  
T.M. 05-14-00-000B

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Al Maddalena*, PLAT APPROVING AGENT  
DATE: *11/19/01*

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE *21st* DAY OF *Nov*, 2001.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK *Inst. # 010019179*  
TESTE: *Lynn S. Jenkins*, CLERK  
BY: *Renee Hughes*