

VICINITY MAP
SCALE: 1"=1000'

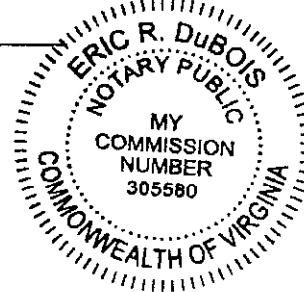
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

FC & DP, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] 11/14/07
FRANK J. COTRUPPI, MEMBER/MANAGER DATE
BY: [Signature] 11-14-07
ANTHONY D. POTTS, MEMBER/MANAGER DATE

STATE OF VIRGINIA TO WIT:
I, Eric DuBois, A NOTARY PUBLIC IN AND FOR THE City of Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 14 DAY OF November, 2007
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-09



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION 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 FC & DP, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM: JOHN B. ABBOTT, JR. AND DIANE M. ABBOTT, HUSBAND AND WIFE, AND FRANK J. COTRUPPI BY DEED AND DEED OF CORRECTION DATED MARCH 13, 2006 AND DULY RECORDED AS INSTRUMENT NO. 080007783 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA, AND IN DEED BOOK 2126, AT PAGE 1688 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND PROPERTY CORNERS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2007

BY: [Signature] 11-14-07
Eric R. DuBois L.S. DATE



PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

045 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 045," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 238 AND COBURN COURT 15.5' SOUTHEAST OF THE EDGE OF PAVEMENT OF ROUTE 238, 10.5' NORTHEAST OF THE EDGE OF COBURN COURT
COORDINATES-U.S. SURVEY FEET-
3609698.212(N), 12046306.831(E)

NOTES:

- 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 LAW.
- THIS PROPERTY IS LOCATED IN FIRM ZONE X (AREA OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON YORK CO. COMMUNITY PANEL NO. 510162 0035 B DATED DECEMBER 16, 1988 AND IN FIRM ZONE C, (AREAS OF MINIMAL FLOODING), AS SHOWN ON NEWPORT NEWS COMMUNITY PANEL NO. 510103 0001 C DATED JANUARY 17, 1988.
- A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
- 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 THE OWNERS 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.
- TAX MAP PARCEL NO. 17-00-00-007A
GPIN NO. M10A-1400-4178
- THE PROPERTY SHOWN HEREON IS ZONED R13 (SINGLE FAMILY RESIDENTIAL DISTRICT).
MINIMUM BUILDING SETBACKS:
FRONT 30'
SIDE 12.5'
REAR 25'
- BENCHMARK: TOP OF SAN MH - ELEVATION 83.06' (NGVD 29)
- THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE ZONING ORDINANCE.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : LOTS 1 & 2 WITHIN THIS SUBDIVISION ARE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

OAK RIDGE

AT ENDMETHOD PLANTATION

SECTION ONE

(LOTS 1&2)
NELSON DISTRICT
YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610

1" = 50' NOVEMBER 14, 2007

SHEET 1 OF 2

LEGEND

These standard symbols and linetypes will be found in the drawing.

- XX.XX EXISTING ANNOTATION
- XX.XX PROPOSED ANNOTATION
- RBS o REBAR SET
- RBF • REBAR FOUND
- IPF • IRON PIPE FOUND
- CMF ◆ CONCRETE MONUMENT
- _____ PROPERTY LINE
- COUNTY/CITY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- RESOURCE MANAGEMENT AREA LINE

SECTION ONE AREA TABULATION

AREA OF LOTS	0.6200	Ac.
AREA OF "COMMON AREA"	0.0000	Ac.
AREA OF DEDICATED R/W	0.0447	Ac.
TOTAL SUBDIVIDED AREA	0.6647	Ac.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 12/19/07

VIRGINIA DEPT. OF TRANSPORTATION

BY: [Signature]

DATE: 12/19/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 20th DAY OF December, 2007.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT 10:40 am
NUMBER LRO70029563

TESTE: Lynn S. Mendibur
CLERK

BY: [Signature]
DEPUTY CLERK

2007 DEC 20 AM 10:40