

VICINITY SKETCH: 1"=2000'

STATION 042

X-Y COORDINATES: X= 12051247.375, Y= 3613951.988
ELEVATION= 77.48

STATION 043

X-Y COORDINATES: X= 12052988.544, Y= 3609747.398
ELEVATION= 60.08

TOTAL AREA OF LOTS 2.20184 AC.

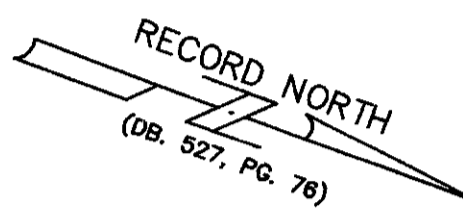
SUBDIVISION OF THE PROPERTY OF
CAMILLA HELENA TRAMUEL
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE 1"= 100' DATE: NOVEMBER 10, 2005

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23602

PHONE: (757)898-1057 FAX: (757)898-2862

NOTES:

1. THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 510182 0035B INDEX DATED 12/16/88
2. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
3. SETBACK REQUIREMENTS: MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 12.5'
MINIMUM REAR SETBACK: 25'
4. TOTAL SUBDIVIDED AREA: 95,912 S.F - 2.20184 ACRES
5. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA, AS PER THE NATURAL RESOURCES INVENTORY SHOWN ON THE DEVELOPMENT PLAN APPROVED BY THE COUNTY ON OCTOBER 26, 2006. THIS APPROVED NRI IS VALID FOR FIVE YEARS. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE ZONING ORDINANCE.



NOW OR FORMERLY
BRIGITTE FOX
ZONING: R13
(DB. 374, PG. 100)
INSTRUMENT NO.: 030038657
TAX PARCEL: 17-04-00-002

VARIABLE WIDTH CONSERVATION EASEMENT
HEREBY CONVEYED TO YORK COUNTY
CORPS OF ENGINEERS FIELD APPROVED JURISDICTIONAL DETERMINATION
PROJECT NUMBER 05-R1404, KIM BAGGETT 6/10/05.

NOW OR FORMERLY
JOSEPH FIELDS
ZONING: R13
TAX PARCEL: 17-00-00-094
(D.B. 36, PG. 303)

EXISTING PRIVATE VARIABLE WIDTH
PERPETUAL UTILITY EASEMENT.
D.B. 841, PG. 66-69

NOW OR FORMERLY
CITY OF NEWPORT NEWS, WATERWORKS
ZONING: RC
(PB. 1, PG. 230)
TAX PARCEL: 17-00-00-154A

NOW OR FORMERLY
HAMPTON ROADS DEV, LLC
ZONING: R13
(PB. 9, PG. 392)
INSTRUMENT NO.: 030038446
TAX PARCEL: 17-00-00-091

PARCEL 1-B
NOW OR FORMERLY
CHARLES E. GILBERT, JR
ZONING: R13
TAX PARCEL: 17-00-00-092B
(PLAT INST. NO. 040009181)

LOT 1
20,876 SQ. FT.
0.48 ACRE

LOT 2
26,738 SQ. FT.
0.61 ACRE

LOT 3
48,298 SQ. FT.
1.11 ACRES

BAPTIST ROAD (FORMERLY 30' R/W)
STATE ROUTE #660
VARIABLE WIDTH R/W

GPIN 111C-0617-0826
TAX MAP 17-00-00-092A

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETOR AND TRUSTEES.

Camilla H. Tramuel 11/6/06
CAMILLA HELENA TRAMUEL DATE

NOTARY FOR OWNERS:

Nicole Brown A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA 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 6th DAY OF November, 2006.

Nicole Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/10

BENEFICIARY: YORKTOWN FUNDING, INC.
DEED OF TRUST DATED OCTOBER 19, 2006 AND RECORDED OCTOBER 20, 2006 IN INSTRUMENT NUMBER 060025679

Philip J. Forbes, IV 10/15/07
TRUSTEE - PHILIP J. FORBES, IV DATE

NOTARY FOR TRUSTEE:

Robin L. Madigan A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA 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 15th DAY OF October, 2006.

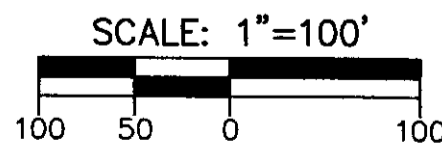
Robin L. Madigan
NOTARY PUBLIC # 200766 COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES April 30, 2008

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 CLOSURE OF NOT LESS THAT 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CAMILLA HELENA TRAMUEL AND WAS ACQUIRED FROM JOE C. BEST, SR. AND ADDIE JEANETTE CARTER BY DEED DATED MARCH 2, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON MARCH 10, 2005 AS INSTRUMENT NO. 050004410.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 1, 2009.

Johnny S. Walters, III 11-03-06
JOHNNY S. WALTERS, III LAND SURVEYOR DATE



UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

NUMBER	BEARING	DISTANCE
L1	N 69°40'21" E	40.07'
L2	S 61°43'07" E	48.44'

LEGEND

- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
- INDICATES CONCRETE MONUMENT FOUND.
- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES EXISTING YORK COUNTY DRAINAGE & UTILITIES EASEMENTS

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 6/16/08

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK/POQUOSON THE 16th DAY OF June 2008. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. L2080012910

TESTE: *Lynn S. Mendibur*
CLERK

BY: *Valerie Lynn Baldwin D.C.*

REVISED: OCTOBER 26, 2006

DATE : 11/10/05	JOB # 250059	CLIENT : TRAMUEL
SCALE : 1"=100'	F.B. 271 Pg. 70	DRAWN BY : W

2008 JUN 16 PM 12:36