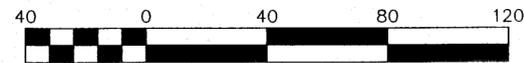


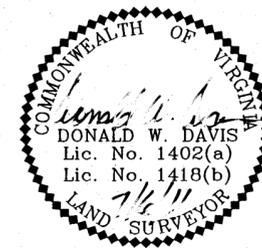
SUBDIVISION PLAT OF
RAY'S COVE
 SECTION ONE
 COUNTY OF YORK, VIRGINIA
 GRAFTON MAGISTERIAL DISTRICT
 SCALE: 1" = 40' DATE: JULY 6, 2011

DAVIS & ASSOCIATES, P.C.
 LAND SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY-SUITE "G"
 YORKTOWN, VIRGINIA 23693
 (757) 867-8583

SHEET 2 OF 2



Scale 1" = 40'



NOW OR FORMERLY
 DORIS RIGGINS BURCHER
 TAX MAP: 30-09-00-001
 ZONE: RR
 INSTRUMENT # 110001907

- SYMBOLS -

- 50' ± - DENOTES MINIMUM BUILDING SETBACK LINE
- ○ - DENOTES IRON PIPE FOUND
- ● - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- □ - DENOTES CONCRETE MONUMENT FOUND
- ■ - DENOTES CONCRETE MONUMENT TO BE SET

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena
 PLAT APPROVING AGENT

DATE: 3/26/12

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE YORK -
 POQUOSON CIRCUIT COURT THIS 28th
 DAY OF MARCH 2012, THIS MAP WAS
 PRESENTED AND ADMITTED TO RECORD AS
 THE LAW DIRECTS AS INSTRUMENT # LR120005182
 3:00 pm

TESTE: Lynn S. Mendisue
 CLERK

BY: Valerie Spillman DC.

RAY'S COVE - SECTION ONE

LOT 1
 1.0355 ACRES
 (45,108 S.F.)

LOT 2
 1.0138 ACRES
 (44,160 S.F.)

LOT 3
 1.0075 ACRES
 (43,887 S.F.)

LOT 4
 1.0085 ACRES
 (43,929 S.F.)

20' PRIVATE DRAINAGE IMPOUNDMENT EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1 & 2, RAY'S COVE, SECTION ONE, AND THE REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER (TAX MAP: 30-09-00-003)

30' PRIVATE INGRESS, EGRESS, DRAINAGE IMPOUNDMENT & UTILITIES EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 2 & 3, RAY'S COVE, SECTION ONE, AND THE REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER (TAX MAP: 30-09-00-003) & OPERATIONS AND MAINTENANCE FOR YORK COUNTY UTILITIES

10' SANITARY SEWER EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

20' PRIVATE DRAINAGE IMPOUNDMENT EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 3 & 4, RAY'S COVE, SECTION ONE, AND THE REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER (TAX MAP: 30-09-00-003)

REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER
 TAX MAP: 30-09-00-003
 ZONE: RR
 INST. NO.: 090007693
 TOTAL AREA:
 3.3884 ACRES (147,599 S.F.)
 AREA ABOVE 4' CONTOUR:
 2.98± ACRES (129,980± S.F.)

20' PRIVATE DRAINAGE IMPOUNDMENT EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2, 3 & 4, RAY'S COVE, SECTION ONE, AND THE REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER (TAX MAP: 30-09-00-003)

20' PRIVATE DRAINAGE IMPOUNDMENT EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOT 4, RAY'S COVE, SECTION ONE, THE REMAINING PROPERTY OF DOROTHY HOLLOWAY BURCHER (TAX MAP: 30-09-00-003) AND THE PROPERTY OF DORIS RIGGINS BURCHER ESTATE (TAX MAP: 30-09-00-001)

20' PRIVATE DRAINAGE EASEMENT EXTENDS TO LIMITS OF JURISDICTIONAL WETLANDS

EDGE OF JURISDICTIONAL WETLANDS, A.C.O.E. FILE # NAO 2011-0609

JURISDICTIONAL WETLANDS, A.C.O.E. FILE # NAO 2011-0609 (0.34 ACRE / 14,810 S.F.)

NOW OR FORMERLY BERNARD LEE WHALEN, JR. & GLYNDA W. PORTER
 TAX MAP: 30-32-00-000A
 ZONE: RR
 D.B. 403, PG. 533

LOCATION OF SEAWARD EDGE OF RPA AS FLAGGED IN THE FIELD AND VERIFIED BY YORK COUNTY ON 1/10/11

LOCATION OF SEAWARD EDGE OF RPA AS FLAGGED IN THE FIELD AND VERIFIED BY YORK COUNTY ON 1/10/11

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES 'X, X-500 & AE (EL 7.7)' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBERS: 51199C0215C & 51199C0220C, EFFECTIVE DATE: JUNE 16, 2009
2. THE PROPERTY SHOWN HEREON IS ZONED: RR (RURAL RESIDENTIAL)
3. THE MINIMUM SETBACKS ARE AS FOLLOWS:
 FRONT: 50' (FEET)
 SIDE: 20' (FEET)
 REAR: 50' (FEET)
4. TAX MAP PARCEL NUMBER: 30-09-00-003
5. GPIN NUMBER: T06d-3720-2457
6. UTILITY NOTES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK
7. PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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.

8. 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.
9. 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 SERVICES.
10. TO THE BEST OF MY KNOWLEDGE AND BELIEF THE RIGHT-OF-WAY HAS BEEN IN THE SAME LOCATION AND THE SAME SIZE, THEREFORE THE RIGHT-OF-WAY IS PUBLIC BASED ON THE BYRD ACT OF 1932. THE RIGHT-OF-WAY IS NOT CONSIDERED PRESCRIPTIVE, IT IS CONSIDERED PUBLIC AND SHOULD BE MAINTAINED AS A PUBLIC RIGHT-OF-WAY.

LINE	BEARING	DISTANCE
L1	S 43°13'12"W	40.67'
L2	N 46°46'48"W	10.00'
L3	N 43°13'12"E	35.11'
L4	S 67°11'49"E	51'±
L5	N 67°11'49"W	55'±