

COUNTY OF YORK
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 042
 LOCATION: SEE VICINITY MAP
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,051,247.375
 Y- 3,613,951.988
 ELEVATION OF STATION: 77.48 (N.G.V.D.)

UTILITY NOTES:

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 THE COUNTY OF YORK

NOTES:

ANY SEPTIC DRAINFIELD THAT IS TAKEN OUT OF SERVICE MUST BE PROPERLY ABANDONED, IN ACCORDANCE WITH THE APPLICABLE REGULATIONS OF THE VIRGINIA DEPARTMENT OF HEALTH.

NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

THE SUBJECT PROPERTY IS LOCATED WITHIN A COUNTY OF YORK WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

**SUBDIVISION OF THE PROPERTY OF
 SKY BLUE DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY**

NELSON DISTRICT
 YORK COUNTY, VIRGINIA
 JULY 10, 2015 SCALE: 1"=50'

CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837

SHEET 1 OF 2

OWNER/TRUSTEE CONSENT

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

Shelia H. Byers 10-13-15
 SKY BLUE DEVELOPMENT, LLC DATE
 SHELIA H. BYERS, MEMBER

Barry J. Borden 10-13-15
 SKY BLUE DEVELOPMENT, LLC DATE
 BARRY J. BORDEN, MEMBER

Andrew N. Lock and James R. Ferber 10/13/15
 ANDREW N. LOCK AND JAMES R. FERBER, TRUSTEES, DATE
 EITHER OF WHOM MAY ACT
 LENDER/BENEFICIARY: MONARCH BANK
 CREDIT LINE DEED OF TRUST DATED MARCH 2, 2015
 RECORDED AS INSTRUMENT #150003117 ON MARCH 4, 2015

SURVEYOR'S CERTIFICATE

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 BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS AS FOLLOWS:

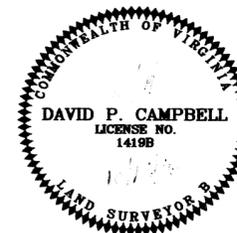
TAX MAP PARCEL #17-00-00-056 IS IN THE NAME OF SKY BLUE DEVELOPMENT, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM JAMES E. CHRISTIAN, MICHELLE R. CHRISTIAN, LATANJA M. CHRISTIAN AND MAXCINE CHRISTIAN BOYD, FORMERLY KNOWN AS MAXCINE C. HUBBARD BY DEED DATED FEBRUARY 25, 2015 AND RECORDED AS INSTRUMENT #150003116 ON MARCH 4, 2015.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2015.

DAVID P. CAMPBELL 1419B

DATE



SITE STATISTICS

OWNER: SKY BLUE DEVELOPMENT, LLC
 A VIRGINIA LIMITED LIABILITY COMPANY
 ADDRESS: #500 MAPLE ROAD
 TAX I.D.: 17-00-00-056
 G.P.I.N.: M11d-4415-1323
 ZONING: R13 - HIGH DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL
 LEGAL DESCRIPTION: BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF SKY BLUE HOMES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (INST. 130006680), AND KENNETH C. RICHARDSON, JR. (INST. 100010397), AND MAXCINE C. HUBBARD ETALS (INST. 000014132)
 DEED REFERENCE: INST. 150003116, INST. 150002612 (PLAT)
 F.I.R.M. ZONE: X
 F.I.R.M. PANEL: 51199C0106D, DATED: 1/16/15
 TOTAL NUMBER OF LOTS = 2

OWNER NOTARY (SKY BLUE DEVELOPMENT, LLC)

Tamara J. Buchli
 NOTARY PUBLIC
 Commonwealth of Virginia
 Reg. #7351360
 My Commission Expires 10/31/2018

STATE OF VIRGINIA
 CITY / COUNTY York TO WIT:
 I, *Tamara J. Buchli*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 13th DAY OF October, 2015
 MY COMMISSION EXPIRES: October 31, 2018

Tamara J. Buchli 7351360
 NOTARY PUBLIC REG. NO.

OWNER NOTARY (ANDREW N. LOCK OR JAMES R. FERBER)

STATE OF VIRGINIA
 CITY / COUNTY HESAPERAKE TO WIT:
 I, *MARVIN V. PULCO*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 8 DAY OF OCTOBER, 2015
 MY COMMISSION EXPIRES: 11/30/2018

Marvin V. Pulco 7323303
 NOTARY PUBLIC REG. NO.

TOTAL NUMBER OF LOTS	2
AREA OF LOTS	55,118 S.F. = 1.2653 AC.
AREA DEDICATED TO PUBLIC USE FOR R/W PURPOSES	1,890 S.F. = 0.0434 AC.
TOTAL AREA OF SUBDIVISION	57,008 S.F. = 1.3087 AC.

ZONING: R13
 HIGH DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL

MINIMUM BUILDING SETBACKS
 FRONT YARD: 30'
 SIDE YARD: 12.5'
 REAR YARD: 25'

MINIMUM LOT AREA = 13,500 S.F.
 MINIMUM LOT WIDTH = 90' @ BSL

APPROVED 1

VIRGINIA DEPARTMENT OF TRANSPORTATION

11/17/15
 DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *U. Maddalena*
 PLAT APPROVING AGENT

DATE: 12/1/15

STATE OF VIRGINIA
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 8th DAY OF December, 2015, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 150022993.

TESTE: *Kristen A. Nelson* 9:19 AM
 CLERK

BY: *Tamara J. Buchli*