

VICINITY MAP

SCALE : 1" = 2,000'
0 1,000 2,000
GRAPHIC SCALE

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 96 - COORDINATES—U.S.SURVEY FEET—
12083354.112(E), 3588952.717(N)
ELEV.=13.74' NGVD 1929
- 97 - COORDINATES—U.S.SURVEY FEET—
12081421.037(E), 3586649.495(N)
ELEV.=25.79' NGVD 1929

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES X & AE (EL 7') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBERS: 51199C0137D, EFFECTIVE DATE: JANUARY 16, 2015
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: 30-82-00-001A
5. GPIN NUMBER: T06D-3219-2389
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 THESE PROPERTIES 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 EASEMENTS 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. 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.

OWNER'S CONSENT AND DEDICATION:

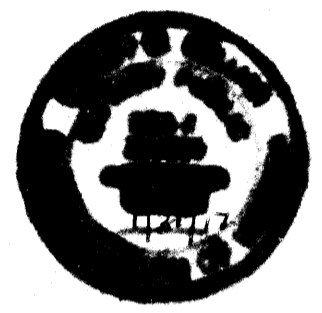
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

Miles C. Burcher, II
Gary L. Brocksmith, Jr.
MILES C. BURCHER, II
GARY L. BROCKSMITH, JR. DATE

NOTARY PUBLIC FOR OWNERS —

MILES C. BURCHER, II & GARY L. BROCKSMITH, JR.
STATE OF VIRGINIA TO WIT:
I, *Wendy Bellia*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID GIVEN UNDER MY HAND THIS 11 DAY OF Feb, 2016.

Wendy Bellia
NOTARY PUBLIC
MY COMMISSION EXPIRES: JUN 21 2017
REGISTRATION NO. 354495



TRUSTEE'S CONSENT:

[Signature]
TRUSTEE DATE

BENEFICIARY: EVB (FORMERLY VIRGINIA COMPANY BANK)
DEED OF TRUST DATED JULY 2, 2009
RECORDED AS INSTRUMENT NO. 090014094
(MODIFICATION OF DEED OF TRUST DATED DEC. 23, 2015
RECORDED AS INSTRUMENT NO. 150023727)
(SUBSTITUTION OF TRUSTEE DATED FEB. 12, 2016
RECORDED AS INSTRUMENT NO. 160002764)

NOTARY PUBLIC FOR TRUSTEES OF DEED OF TRUST —

SCOTT W. STOLLDOFF
STATE OF VIRGINIA TO WIT:
I, *Scott W. Stoll Dorf*, A NOTARY PUBLIC IN AND FOR THE STATE OF 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 11 DAY OF Feb, 2016.

Scott W. Stoll Dorf
NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV 21 2016
REGISTRATION NO. 7554713

Teresa Ann Nelson
Notary Public
Reg # 7506949
Commonwealth of Virginia

SURVEYORS CERTIFICATE:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: MILES C. BURCHER, II AND GARY L. BROCKSMITH, JR. AND WAS ACQUIRED FROM GARY L. SMITH AND JULIA B. SMITH, HUSBAND AND WIFE, BY DEED OF BARGAIN AND SALE DATED FEBRUARY 21, 2008 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK-POQUOSON, VIRGINIA, ON MARCH 5, 2008 AS INSTRUMENT NUMBER: 080004073.

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 15, 2016.
R. L. Small
R. L. SMALL, L.S. DATE

SUBDIVISION OF THE PROPERTY OF
MILES C. BURCHER, II
&
GARY L. BROCKSMITH, JR.

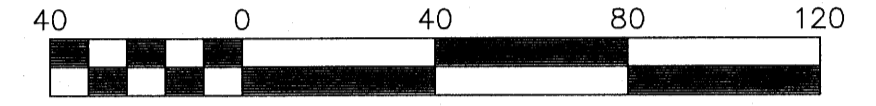
COUNTY OF YORK, VIRGINIA
GRAFTON MAGISTERIAL DISTRICT

SCALE : 1" = 40' DATE : NOVEMBER 18, 2015

DAVIS & ASSOCIATES, P.C.

LAND SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693
(757) 867-8583

SHEET 1 OF 2



Scale 1" = 40'



AREA TABULATIONS			
DESIGNATION	AREA IN ACRES	AREA IN S.F.	% OF TOTAL
LOT 1A1 (UNDEVELOPABLE AREA)	0.07± ACRES	3,055± S.F.	2± %
LOT 1A1 (TOTAL AREA)	1.5628 ACRES	68,083 S.F.	55.5 %
LOT 1A1 (AREA WITHIN THE RMA)	0.08± ACRES	3,509± S.F.	3± %
LOT 1A2 (OUTSIDE HRSD EASEMENT)	1.0001 ACRES	43,565 S.F.	35.8 %
LOT 1A2 (INSIDE HRSD EASEMENT)	0.2356 ACRES	10,264 S.F.	8.4 %
LOT 1A2 (TOTAL AREA)	1.2357 ACRES	53,829 S.F.	44.2 %
LOT 1A2 (AREA WITHIN THE RMA)	1.03± ACRES	44,949± S.F.	36± %
AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES	0.010 ACRES	423 S.F.	0.3 %
TOTAL AREA	2.8085 ACRES	122,335 S.F.	100 %

UNDEVELOPABLE AREAS

AREA OF 20% BUT LESS THAN 30% SLOPES
2,931 S.F. (0.07 AC.) x 50% = 1,465± S.F. (0.03± AC.)
AREA OF 30% OR GREATER SLOPES
2,120 S.F. (0.05 AC.) x 75% = 1,590± S.F. (0.04± AC.)
AREA WITHIN 30' HRSD EASEMENT
10,264 S.F. (0.2356 AC.)
AVERAGE LOT AREA 121,912 ÷ 2 = 60,956 S.F.
EXPECTED IMPERVIOUS COVER PER. SEC. 23.3-12(g)
OF THE YORK COUNTY CODE IS 16.9% PER LOT OR
10,302 S.F. FOR A TOTAL OF 20,604 S.F.

TOTAL SUBDIVIDED AREA: 2.8085 ACS.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*
PLAT APPROVING AGENT

DATE: 3/02/16

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: *[Signature]*

DATE: 3/2/16

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK-
POQUOSON CIRCUIT COURT THIS 24th
DAY OF March, 2016, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 160004628

TESTE: *Kristen A. Nelson*
CLERK 9:28 AM

BY: *Teresa Ann Nelson*