

VICINITY MAP  
SCALE: 1"=2000'

YORK COUNTY GEODETIC STATION NO. 090

90 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 090." THE DISK IS LOCATED IN THE GRASS MEDIAN AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 620 (RAILWAY ROAD) AND 621 (DARE ROAD), 21.5' EAST OF THE CENTER LINE OF ROUTE 620, 43.0' NORTH OF THE CENTERLINE OF ROUTE 621.  
EASTING=12083574.733  
NORTHING=3691731.987  
ELEV.=9.90' (NGVD 1929)

FAMILY SUBDIVISION OF THE PROPERTY OF  
**CAROLYN K. LAWSON**

GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA  
JULY 9, 2015

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



SCALE: 1"=60'  
SHEET 1 OF 2

LEGEND

- IRON PIPE FOUND
- REBAR FOUND
- CONCRETE MONUMENT TO BE SET
- REBAR TO BE SET
- MINIMUM BUILDING SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RESOURCE PROTECTION AREA & RESOURCE MANAGEMENT AREA LINES
- EDGE OF MARSH / WETLANDS LINE
- FLOOD ZONE LINE

AREA OF LOTS .....3.0265± Ac.  
AREA DEDICATED TO PUBLIC USE  
FOR RIGHT-OF-WAY PURPOSES .....0.0000 Ac.  
TOTAL SUBDIVIDED AREA .....3.0265± Ac.

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: *M. Maddame*  
PLAT APPROVING AGENT

DATE: *April 16, 2016*

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT  
FOR THE COUNTY OF YORK-POQUOSON, ON  
THIS 28th DAY OF April, 2016.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS, AS INSTRUMENT  
NUMBER 160006812 8:22 AM  
TESTE: *Kristen N. Nelson*  
CLERK  
BY: *Tabridyn Robinson DC*  
DEPUTY CLERK

NOTES:

- 1 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- 2 - THIS PROPERTY IS LOCATED IN FIRM ZONES X, (UNSHADED)(AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD), & AE, (EL 7)(AREAS OF 1% ANNUAL CHANCE FLOOD), AS SHOWN ON COMMUNITY PANEL NO. 510182 0137 D & SHOWN ON COMMUNITY PANEL NO. 510182 0141 D, DATED JAN. 16 2015 (INDEX DATED JAN. 16, 2015) MAP NO. 51199C0137D & MAP NO. 51199C0141D
- 3 - A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- 4 - THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.
- 5 - 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 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.
- 6 - TAX MAP PARCEL NO. 30-00-00-073  
GPIN NO. T06B-3905-3199
- 7 - THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE 50' FRONT, 20' SIDE, AND 50' REAR.
- 8 - THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE, OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF 10 FEET.
- 9 - THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.
- 10 - JURISDICTIONAL WETLAND IMPACT (U.S. ARMY CORPS OF ENGINEERS PERMIT #NAO-2010-00229) 1,275 S.F./0.03 AC.)
- 11 - REF. INSTR. #100002736  
INSTR. #080020342  
D.B. 134 PG. 444  
P.B. 10 PG. 11  
P.B. 10 PG. 65
- 12 - NOTE: THE ORIGINAL SURVEY FOR THIS FAMILY SUBDIVISION WAS PERFORMED BY C.E. NEWBAKER, III (C.E. NEWBAKER SURVEYING & PLANNING, INC.). C.E. NEWBAKER, III DIED PRIOR TO COMPLETION OF THE PLATTING PROCESS. A.D. POTTS & ASSOCIATES, INC. HAS SURVEYED THE BOUNDARY OF THE PARCEL PER APPELSCIDLA STANDARDS AND VERIFIED ALL CALCULATIONS ASSOCIATED WITH THE FAMILY SUBDIVISION OF THE PROPERTY OF CAROLYN K. LAWSON.  
  
THE PROPERTY SHOWN ON THIS PLAT WAS SURVEYED IN ITS ENTIRETY ON MARCH 28, 2014.

OWNER'S CONSENT

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.

OWNERS CONSENT

BY: *Carolyn K. Lawson* 7-15-15  
CAROLYN K. LAWSON, OWNER DATE

NOTARY PUBLIC FOR OWNER

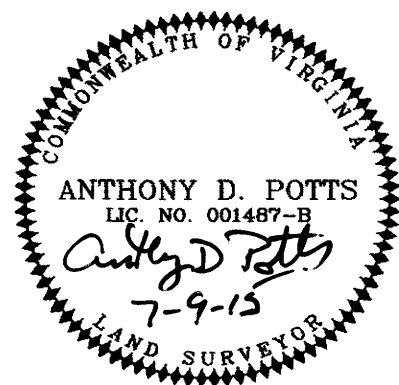
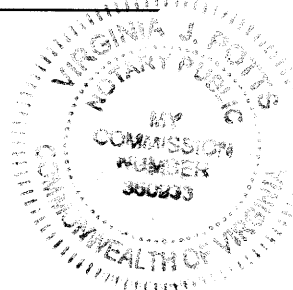
STATE OF VIRGINIA TO WIT:

*Virginia Potts*, A NOTARY PUBLIC IN AND FOR THE County of York, 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 15 DAY OF July, 2015.

*Virginia Potts*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2017

REGISTRATION NO.: 360933



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 CAROLYN K. LAWSON AND WAS ACQUIRED FROM HIRAM D. SIMKINS AND DONNA J. SIMKINS, HUSBAND AND WIFE BY DEED DATED FEBRUARY 4, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON FEBRUARY 17, 2010 AS INSTRUMENT NO. 100002736.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2015.

BY: *Anthony D. Potts*  
ANTHONY D. POTTS, L.S. 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.