

VICINITY MAP
SCALE: 1"=2000'

COUNTY OF YORK

PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 114
LOCATION: SEE VICINITY MAP
COORDINATE VALUE (U.S. SURVEY FEET): X=12089106.906
Y= 3577450.129

ELEVATION OF STATION: 8.12' (N.G.V.D. 1929)

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.

CHESAPEAKE NOTE:

THIS PROPERTY IS LOCATED WITHIN A RPA AND RMA.

NOTES:

THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE ACCESS DRIVEWAY IN THE PRIVATE 20', 30' & VARIABLE WIDTH INGRESS/EGRESS EASEMENT 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 CONCRETE, ASPHALT, OR GRAVEL, WITH A MINIMUM WIDTH OF TWELVE FEET (12') WITH TWO FOOT (2') COMPACTED SHOULDERS, THAT IS CAPABLE OF SUPPORTING THE WEIGHT OF LARGE FIRE AND RESCUE APPARATUS AND VEHICLES.

THE LOT CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBER 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 BANCROPTCY.

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.

NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

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.

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 INCLUDES: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S 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.

THE 100-FOOT RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.

DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR IF OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f) OR 23.2-11, YORK COUNTY CODE, OR IF OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

FAMILY SUBDIVISION OF THE PROPERTY OF
JOSEPH F. GAITA AND ROBIN B. GAITA
BEING LOT 1-B,
"BOUNDARY LINE ADJUSTMENT BETWEEN THE
PROPERTIES OWNED BY JOSEPH F. GAITA AND ROBIN
B. GAITA, BEING LOTS 1-A AND 1-B, "SUBDIVISION OF
THE PROPERTY OF JOSEPH & ROBIN GAITA AND CARL
& AUDREY BREEN (PLAT BOOK 10, PAGE 163) AND A 20'
STRIP OF LAND ACQUIRED FROM ROLAND M. NETTLES"

BETHEL DISTRICT
YORK COUNTY, VIRGINIA
NOVEMBER 20, 2015 SCALE: 1"=60'
CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

SHEET 1 OF 2

#806 CALTHROP NECK ROAD

OWNER: JOSEPH F. GAITA AND ROBIN B. GAITA
#806 CALTHROP NECK ROAD
YORKTOWN, VA 23693

SITE LEGAL: LOT 1-B "BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTIES OWNED BY JOSEPH F.
GAITA AND ROBIN B. GAITA, BEING LOTS 1-A
AND 1-B SUBDIVISION OF THE PROPERTY OF
JOSEPH & ROBIN GAITA AND CARL & AUDREY
BREEN (P.B. 10, PG. 163) AND A 20' STRIP OF LAND
ACQUIRED FROM ROLAND M. NETTLES"

TAX PARCEL ID: 30-85-00-001B

GPIN: U04b-4204-4411

ZONING: RR (RURAL RESIDENTIAL)

DEED REFERENCE: INSTRUMENT NO.040005532, D.B. 408, PG. 44 AND
D.B. 426 PG. 387

F.I.R.M. ZONE: X, X500, AE (EL=7)

F.I.R.M. PANEL: 51199C0143D, DATED: JANUARY 16, 2015

OWNER'S 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.

Joseph F. Gaita
JOSEPH F. GAITA
11-8-17
DATE

Robin B. Gaita
ROBIN B. GAITA
11-8-17
DATE

Donna T. Davis
DONNA T. DAVIS, TRUSTEE
BENEFICIARY: MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
DEED OF TRUST DATED 11/18/2010, INST. #100019595
SUBSTITUTION OF TRUSTEE DATED 07/09/2015, INST. #170020481
SUBSTITUTION OF TRUSTEE DATED 10/03/2017, INST. #170020482
LENDER: BRANCH BANKING AND TRUST COMPANY
11-8-17
DATE

Kathy S. Edwards
KATHY S. EDWARDS, SENIOR VICE PRESIDENT
BB&T-VA COLLATERAL SERVICE CORPORATION, TRUSTEE
BENEFICIARY: BRANCH BANKING AND TRUST COMPANY
DEED OF TRUST DATED 3/7/2011, INST. #110004523
11/10/17
DATE

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 #30-85-00-001B IS IN THE NAME OF JOSEPH F. GAITA AND ROBIN B. GAITA, HUSBAND AND WIFE, AND WAS ACQUIRED FROM JOSEPH GAITA AND ROBIN GAITA, HUSBAND AND WIFE, AND CARL BREEN AND AUDREY BREEN, HUSBAND AND WIFE, BY DEED DATED OCTOBER 4, 1985 AND DULY RECORDED ON OCTOBER 11, 1985 IN DEED BOOK 426, PAGE 387; AND FROM AUDREY BREEN (WIDOW), BY DEED DATED DECEMBER 16, 2003 AND DULY RECORDED ON MARCH 19, 2004 AS INSTRUMENT No. 040005532, AND FROM ROLAND M. NETTLES BY DEED OF RELEASE DATED NOVEMBER 15, 1984 AND DULY RECORDED ON NOVEMBER 28, 1984 IN DEED BOOK 408, PAGE 44.

THE ABOVE DEEDS ARE 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, 2017.

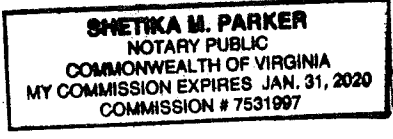
David P. Campbell
DAVID P. CAMPBELL 1419B
5/18/17
DATE

OWNER NOTARY (JOSEPH F. GAITA & ROBIN B. GAITA)

STATE OF VIRGINIA

CITY/COUNTY OF Newport News TO WIT:
I, Shetika M. Parker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 8th DAY OF November, 2017
MY COMMISSION EXPIRES: January 31, 2020

Shetika M. Parker
NOTARY PUBLIC
REGISTRATION NO. 7531997

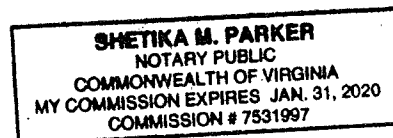


TRUSTEE NOTARY (DONNA T. DAVIS, TRUSTEE)

STATE OF VIRGINIA

CITY/COUNTY OF Newport News TO WIT:
I, Shetika M. Parker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 8th DAY OF November, 2017
MY COMMISSION EXPIRES: January 31, 2020

Shetika M. Parker
NOTARY PUBLIC
REGISTRATION NO. 7531997



TRUSTEE NOTARY (KATHY S. EDWARDS, SENIOR VICE PRESIDENT)

STATE OF VIRGINIA

CITY/COUNTY OF Richmond TO WIT:
I, Kimberly D. Wright, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID. DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 10th DAY OF November, 2017
MY COMMISSION EXPIRES: 7-31-18

Kimberly D. Wright
NOTARY PUBLIC
REGISTRATION NO. 7012298

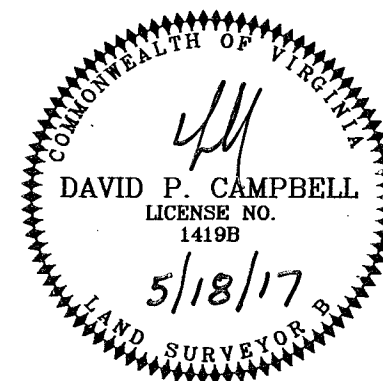
Commonwealth of Virginia
Kimberly Denise Wright - Notary Public
Commission No. 7012298
My Commission Expires 7/31/2018

TOTAL AREA OF SUBDIVISION = 233,508 S.F. / 5.3606 AC.

RR (RURAL RESIDENTIAL)
MINIMUM BUILDING SETBACKS

FRONT: 50'
SIDE: 20'
REAR: 50'

MINIMUM LOT AREA = 1 ACRE
MINIMUM LOT WIDTH = 150' @ BSL



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Sharon Kaul*
PLAT APPROVING AGENT

DATE: NOVEMBER 29, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 29th DAY OF November, 2017 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 170022587

TESTE: *Kristen N. Nelson*, Clerk

BY: *Carol W. Phillips D.L.*