

VICINITY MAP (Approximate Scale: 1" = 2000')

CERTIFICATION OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SMITH FARM ESTATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SMITH ASSET MANAGEMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 9, 2018 RECORDED ON JUNE 15, 2018 AS INSTRUMENT NO. 180011048 AND FROM HARRISON AND LEAR, INCORPORATED, A VIRGINIA CORPORATION, BY DEED DATED DECEMBER 22, 2022, RECORDED JANUARY 26, 2023 AS INSTRUMENT NO. 230001224 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT.

OWNER'S CONSENT AND DEDICATION

TAX MAP PARCEL 30-00-00-182

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.

SMITH FARM ESTATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Thomas T. Thompson 10/11/24 DATE

THOMAS T. THOMPSON MANAGER PRINTED NAME TITLE

NOTARY PUBLIC FOR SMITH FARM ESTATES, LLC:

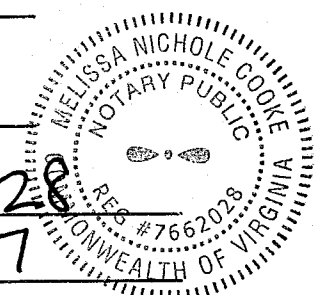
CITY/COUNTY OF Hampton COMMONWEALTH OF VIRGINIA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF October 11, 2024

BY: Thomas T. Thompson (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

Melissa N. Cooke NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7062028

MY COMMISSION EXPIRES: 3-31-2027



TRUSTEE'S CONSENT AND DEDICATION:

ORIGINAL TRUSTEE: ROBERT S. JANNEY
SUBSTITUTE TRUSTEE: DANIEL T. MOSKOWITZ

BY: Daniel T. Moskowitz 10/7/24 DATE

SUBSTITUTE OF TRUSTEE DATED DECEMBER 22, 2022
RECORD AS INSTRUMENT NO. 220022308
DEED OF TRUST DATED SEPTEMBER 15, 2021
RECORDED AS INSTRUMENT NO. 210019019
BENEFICIARY: BLUE RIDGE BANK, N.A.

NOTARY PUBLIC FOR TRUSTEE, BLUE RIDGE BANK, N.A.:

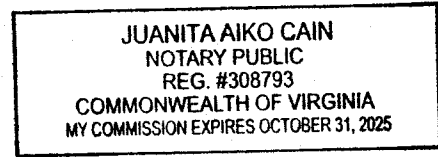
CITY/COUNTY OF York County COMMONWEALTH OF VIRGINIA THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF October 7, 2024

BY: Juanita Aiko Cain (NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

Juanita Aiko Cain NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 308793

MY COMMISSION EXPIRES: October 31, 2025



GENERAL NOTES:

- THIS PLAT IS BASED ON PLATS OF RECORD, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS, AND OTHER AVAILABLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE PROPERTY SHOWN HEREON IS ALL OF: TAX MAP PARCEL: 30-00-00-182 GPIN: T04a-2314-2904
- TAX MAP PARCEL 30-00-00-182 IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) WITH PROFFERS. THE SITE WAS REZONED FROM RR (RURAL RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-15 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 21, 2017. THE PROPOSED SMITH FARM ESTATES, PHASE 2B SUBDIVISION IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- MINIMUM BUILDING SETBACKS PER SEC. 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE:
FRONT YARD: 50' (EXTERNAL STREETS)/30' (INTERNAL STREETS)
SIDE YARD: 10'
REAR YARD: 20'
- 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.
- 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 INCLUDE:
(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.
(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 PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X (SHADED)" (AREAS OF 0.2% CHANCE FLOOD), ZONE "AE" (BASE FLOOD ELEVATION DETERMINED; EL 7 & EL 8), AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51199C0139D WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2015.
- A PORTION OF THE PROPERTY IS 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.
- EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, US ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER US ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018 (692,946 SF / 15.91 AC).
- HORIZONTAL DATUM
YORK COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83
STATION NO. 111 RESET N: 3575691.365 E: 12085261.837 ELEVATION: 32.81' (NGVD 29) (GPS DERIVED)
STATION NO. 120 N: 3572959.931 E: 12078735.772 ELEVATION: 33.11' (NGVD 29)

- TOTAL NUMBER OF LOTS = 16
- 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.
- 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.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- THE BMPs ARE TO THE BENEFIT OF THE SMITH FARM ESTATES HOMEOWNERS ASSOCIATION. YORK COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF THE BMPs. THE DRAINAGE EASEMENTS ARE FOR ASSURING THAT THE DRAINAGEWAYS STAY OPEN.
- THE 100-FOOT RESOURCE PROTECTION AREA (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 AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 18-40).
- THE STREETS WITHIN THE RIGHT-OF-WAY ARE INTENDED TO BE ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
- ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE SMITH FARMS ESTATES, PHASE 2B SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- IN ACCORDANCE WITH SEC. 24.1-220 (REQUIREMENTS FOR CORNER LOTS) OF THE YORK COUNTY ZONING ORDINANCE, REGARDING THE "REAR YARD", THE ZONING ADMINISTRATOR SHALL DETERMINE THE REQUIRED REAR YARD FOR A CORNER LOT BASED ON THE EXISTING OR PROPOSED ORIENTATION OF THE PRINCIPAL BUILDING AND TAKING INTO CONSIDERATION THE ORIENTATION OF BUILDING ON ADJOINING PROPERTIES.

PLAT OF SUBDIVISION
SMITH FARM ESTATES
PHASE 2B

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

Date: 05/13/2024 Scale: NOTED Proj. No.: W10415-02 Proj. Contacts: SJB / PET



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CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 4

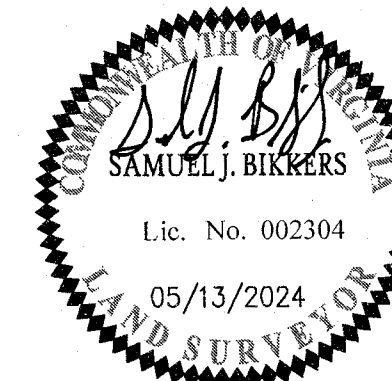
SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1' / 20,000'.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 13, 2025.

Samuel J. Bickers
SAMUEL J. BICKERS, L.S.

05/13/2024
DATE



REFERENCE:

- DEED BOOK 74, PAGE 33 VEPCO ELECTRIC EASEMENT
- DEED BOOK 113, PAGE 488 VEPCO ELECTRIC EASEMENT
- DEED BOOK 174, PAGE 786 C&P TELEPHONE EASEMENT
- DEED BOOK 274, PAGE 720 HRSD FORCE MAIN EASEMENT
- DEED BOOK 283, PAGE 612 PLAT
- PLAT BOOK 5, PAGE 29 PLAT
- PLAT BOOK 7, PAGE 81 PLAT
- PLAT BOOK 7, PAGE 175 PLAT
- PLAT BOOK 13, PAGE 17 PLAT
- INSTRUMENT NO. 060008850 PLAT
- INSTRUMENT NO. 070013636 PLAT
- INSTRUMENT NO. 070024281 PLAT
- INSTRUMENT NO. 100019522 PLAT
- INSTRUMENT NO. 100019524 PLAT
- INSTRUMENT NO. 200003165 PLAT, PHASE 1A
- INSTRUMENT NO. 210001469 PLAT, PHASE 1B
- INSTRUMENT NO. 230009343 PLAT, PHASE 2A

SOURCE DEED FOR TAX PARCEL 30-00-00-182 PER INSTRUMENT NO. 180011048

APPROVED:

VIRGINIA DEPARTMENT OF TRANSPORTATION
Yusef Canfield 12/19/2024
BY: DATE:

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: Jason Kasal, PLAT APPROVING AGENT

DATE: DECEMBER 20, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30 DAY OF December, 2024. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240017326

TESTE: Kristen N. Nelson, CLERK

BY: Leah Higdon

INDEX OF SHEETS:

SHEET NUMBER	SHEET DESCRIPTION
1 OF 4	COVER SHEET
2 OF 4	OVERALL BOUNDARY
3 OF 4	SUBDIVISION, LOTS 46-54, 75-81
4 OF 4	LOT CURVE TABLES