CARTERS NECK R

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND,

SKIMINO LANDING ESTATES, PHASE II-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS,

SKIMINO DEVELOPMENTS CO., J.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

DANIEL J. DEYOUNG, MANAGER

JAY L. LEVINSON, MANAGER TABB DEVELOPMENT CO., L.L.C.

TABB DEVELOPMENT CO., L.L.C.

A VIRGINIA LIMITED LIABILITY COMPANY,

MANAGED BY COWLES M. SPENCER

LENDER: CENIT BANK F.S.B.

D.B. 868, PG. 463, 10/26/95

D.B. 875, PG. 811, 12/21/95

A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK

GIVEN UNDER MY HAND THIS 12 DAY OF MAY 1999

SAME BEFORE ME IN MY JURISDICTION AFORESAID.

MY COMMISSION EXPIRES 6-30-2000

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

OF THE COUNTY OF YORK, VIRGINIA.

ACQUIRED FROM:

DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS

AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS

IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING

1. JAMES-YORK LAND TRUST, TRUSTEE; RUTHERFORD C. LAKE JR.

BY DEED DATED: 8/27/95 IN DEED BOOK 868; PG. 450

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS

IN THE NAME OF SKIMINO DEVELOPMENT COMPANY, L.L.C. AND WAS

DATED: 12/21/95 IN DEED BOOK 875; PG. 809

ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE

M Spencer

LOTS 48, 50, 52, 54, 58, AND RESUBDIVISION OF LOT 51,

VICINITY MAP 1"=2000'

PROPRIETORS, AND TRUSTEES, IF ANY.

TRUSTEE:

STATE OF VIRGINIA, TO WIT:

INDEPENDENT INVESTORS, INC. BY:

H. TABB SMITH

PAGE 2				
		TIC CONTROL N		
STATIC	W	EASTING (X)	NORTHING	
007	П	12005384.922	3657911.20	

5/12/99

5-12-99

12009309.255 3658132.169

OUDS DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CI	91'37'04"	500.00	799.52	514.32	717.02	N 40'50'55" E
C2	1713'29"	500.00	150.31	75.73	149,75	N 78'02'42" E
C3	74'23'35"	500.00	649.20	379.47	604.55	N 3274'10" E
C4	15'43'31"	200.00	54.89	27.62	54.72	S 12'49'23" E
ර ්	23'42'24"	660.00	273.08	138.52	271.14	N 74'30'15" E
C 8	18'54'19"	680.72	224.61	113.33	223.59	N 72'06'12" E
C 7	25'43'16"	775.00	347.91	176.94	345.00	N 00'36'24" W
C8	76'30'07"	325.03	433.98	256.24	402.45	N 50'30'18° E
C13	91"37"04"	475.00	759.54	488.61	681.17	N 40'50'55" E
C15	284'39'37"	60.00	298.10	46.32	73.33	N 85'02'22" E
C16	5219'48"	30.00	27.40	14.74	26.46	S 2112'17" W
C17	67*48'52"	525.00	621.38	352.88	585.74	S 29"21"50" W
C18	83'57'20"	35.00	51.29	31.49	46.82	S 2117'32" W
C19	15'43'31"	225.00	61.75	31.07	61.56	S 12'49'23" E
C20	88'40'56"	35.00	54.17	34.20	48.92	S 4918'05" E
C25	76'30'07"	350.03	467.36	275.95	433.41	N 50'30'18" E
C47	14'05'19"	475.00	116.80	58.70	116.51	N 79'36'47" E
C48	36'44'45"	475.00	304.63	157.76	299.44	N 39'40'56" E
C49	26'20'18"	473.78	217.80	110.86	215.88	N 0810'28" E
C51	76'00'02"	60.00	79.59	46.88	73.88	S 51"59'59" E
C52	61"22'09"	60.00	64.27	35.60	61.24	S 16'41'06" W
C53	06"20"21"	525.00	58.08	29.07	58.06	S 01'21'41" E
C54	2016'57"	525.00	185.85	93.91	184.88	S 11"56'09" W
C55	41"11"34"	525.00	377.45	197.30	369.37	S 42'40'25" W
C57	35'59'51°	350.03	219.91	113.72	216.31	N 64'40'41" E
C58	06'04'44"	350.03	37.14	18.59	37.12	N 85'42'59" E
C75	1477'27"	680.72	169.79	85.34	169.35	N 69'47'46" E
C76	04'36'52"	680.72	54.82	27.43	54.81	N 79"4'56" E
C77	14"30"49"	475.00	120.32	60.48	120.00	S 6518'43" W

EASEMENT LINE TABLE		
NUMBER	BEARING	DISTANCE
*11	N 32'42'39" E	177.22
*T4	· N 86'39'27" E	35.77
*T8	S 04'57'38" E	56.37
*T9	S 37'26'41" E	115.41
*T10	S 25'27'50" W	126.89
*111	S 04'57'38" E	57.67
*T12	S 6616'34" E	71.09
*T13	S 24'46'18" E	125.76
*1159	S 23'23'57" E	137.32

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT

4. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF

5. AREA TABULATION: LOT AREAS (LOTS 48, 50, 51, 52, 651,046 S.F. = 14.946 AC.

AREA OF FUTURE DEVELOPMENT 90,005 S.F. = 2.066 AC.

7. TAX MAP AND PARCEL NO. 3 - (2) 2A.

8. MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50')

ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 IN THE COUNTY OF YORK ZONING ORDINANCE.

OF 20% AND GREATER, AND ARE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE CONVENANTS.

APPROVED FOR SALE OR DEVELOPMENT AT THIS TIME DUE TO UNAVAILABILITY OF ACCEPTABLE ON-SITE SEWAGE DISPOSAL SYSTEM. IN ORDER TO BE CONSIDERED BUILDABLE, THIS AREA MUST BE DEPICTED ON A PLAT OF SUBDIVISION WHICH MUST BE APPROVED BY THE STATE HEALTH DEPARTMENT AND THE COUNTY OF YORK AND SUBSEQUENTLY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY.

NOTES:

BY THE HEALTH DEPT.

54, & 58)

COMMUNITY PANEL NO. 510182-0005 B, EFFECTIVE DATE 12/16/1988.

9. AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA.

10. CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES

11. THE AREA SHOWN HEREON AS "AREA OF FUTURE DEVELOPMENT" IS NOT

1. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL HEREBY APPROVED

THE YORK COUNTY ZONING ORDINANCE.

6. PROPERTY LIES IN F.I.R.M. ZONES AS SHOWN ON PLAT ACCORDING TO

BUILDING SETBACK LINE REQUIREMENTS.

WEALTHON AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT MANCY L. HERMAN-THOMPSON No. 002254 3/26/99

699

SUBDIVISION PLAT OF

SKIMINO LANDING ESTATES, PHASE II-A, LOTS 48, 50, 52, 54, AND 58 AND RESUBDIVISION OF **LOT 51**

> BRUTON DISTRICT COUNTY OF YORK, VIRGINIA DATE: MARCH 17, 1999

	Committed to Excellence		
U	ENGINEERS • ARCHITECTS • SURVEYORS		
INC.	1006 RICHMOND ROAD, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23183 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net NORFOLK - VIRGINIA BEACH AREA (757)874-5015		
DNW	SHEET 1 OF 2		
NLHT	JOB NO. 1941120		
	DNW		

LEGEND

	FLOOD ZONE LIMITS
	RPA (RESOURCE PROTECTION AREA)
	100' RPA BUFFER
	EXISTING HOMEOWNER'S ASSOCIATION LANDSCAPE PROTECTION AREA (PB 12, PG. 646-649)
	SLOPES (20% OR GREATER)
	EXISTING HOMEOWNER'S ASSOCIATION DRAINAGE EASEMENT (PB 12, PG. 646-649)
SBL	MINIMUM BLDG. SETBACK LINE
S	SEWAGE DISPOSAL DRAINFIELD PRIMARY SYSTEM
R	SEWAGE DISPOSAL DRAINFIELD RESERVE AREA
*C, *T	EASEMENT CURVE/LINE DATA
•	PROPOSED WELL LOCATIONS
	CONCRETE MONUMENT TO BE SET
	CONCRETE MONUMENT FOUND
•	IRON PIPE/ROD TO BE SET
0	IRON PIPE/ROD FOUND
SE	EXISTING YORK COUNTY 20'X30' SIGHT EASEMENT (PB 12, PG. 646-649)
PB	PLAT BOOK
PG.	PAGE

APPROVED YORK COUNTY BOARD OF SUPERVISORS
BY: <u>Ol Mandalena</u>
DATE: 5/18/99
STATE OF VIRGINIA COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 18TH DAY OF MAY 1999 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12.
TESTE: NANGY B, KANE, CLERK
BY:

I CERTIFY THAT THE MONUMENTS & IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 15, 2000. nancipy. Herman-Thompson 3/24/99 NANCY L. HERMAN-THOMPSON LS#002254 DATE

2. ANDREW & DONNA VANDENBERG BY DEED