

VICINITY MAP 1" = 2000'

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES MONUMENTS SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

NOTES:

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AND ZONE AE, (EL 8), (BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X, (GRAY), (AREAS OF 500-YEAR FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0037B, DECEMBER 16, 1988.
2. A PORTION OF THE LAND EMBRACED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS IN A RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
3. PROPERTY IS ZONED R20. (SINGLE FAMILY RESIDENTIAL DISTRICT). TAX PARCEL 25-00-00-477 IS SUBJECT TO CONDITIONS PER ORDINANCE NO.01-18, ADOPTED BY THE BOARD OF SUPERVISORS ON AUGUST 21, 2001.
4. R20 ZONED PROPERTY MINIMUM REQUIREMENTS:
 MINIMUM FRONT YARD SETBACK = 40'
 MINIMUM SIDE YARD SETBACK = 15'
 MINIMUM REAR YARD SETBACK = 30'
5. WETLAND DELINEATION BY ENVIRONMENTAL SPECIALTIES GROUP, INC. DATED 5/24/01.
6. THE 30' EASEMENT SHOWN HEREON AND IDENTIFIED AS DALE HOLLOW DRIVE IS PRIVATE, AND WILL NOT BE MAINTAINED BY EITHER THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK. MAINTENANCE OF THE SHARED DRIVEWAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS IT SERVES.
7. THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
8. THE MAXIMUM IMPERVIOUS COVER PER LOT, EXCLUDING THE PRIVATE DRIVEWAY, IS 4,000 SQUARE FEET.

SUBDIVISION PLAT
JAMES MILL
 GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
 SCALE: 1" = 60' JULY 22, 2002
SHEET 1 OF 2
 0 30 60 120 180 240 FEET
 GRAPHIC SCALE

THE SIRINE GROUP, LTD.
 SURVEYORS • ENGINEERS • PLANNERS
 4794 GEORGE WASHINGTON MEMORIAL HIGHWAY
 U.S. ROUTE 17
 P.O. BOX 450
 WHITE MARSH, VIRGINIA 23183

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.

JAMES L. CLAYTON, D/B/A
JAMES L. CLAYTON ENTERPRISES

SIGNED: *James L. Clayton* DATE: 1/16/03
 JAMES L. CLAYTON

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, *Helen Rathmann*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 16 DAY OF January 2003
Helen Rathmann
 NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2004

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	2899.79'	01°20'01"	67.49'	33.75'	67.49'	S89°36'49"W
2	2889.79'	08°42'00"	438.80'	219.82'	438.37'	S80°35'49"W
3	2839.79'	09°30'00"	470.86'	235.97'	470.32'	N80°11'49"E
4	608.37'	07°14'32"	76.90'	38.50'	76.85'	N84°45'21"W
5	2899.79'	12°49'10"	648.80'	325.76'	647.45'	S82°32'14"W
6	618.37'	07°14'32"	78.16'	39.13'	78.11'	N84°45'21"W

SURVEYOR'S CERTIFICATE

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

TAX PARCEL 25-00-00-477

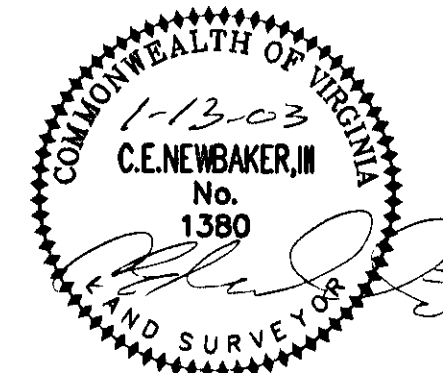
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF JAMES L. CLAYTON ENTERPRISES AND WAS ACQUIRED FROM SUSAN I. JEAN, CONSERVATOR FOR FRANCES RILEY BY DEED DATED JULY 31, 2001 AND RECORDED AS INSTRUMENT NUMBER 010012403 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

TAX PARCEL 25-00-00-477C

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF JAMES L. CLAYTON ENTERPRISES AND WAS ACQUIRED FROM SUSAN I. JEAN, CONSERVATOR FOR FRANCES RILEY BY DEED DATED JULY 31, 2001 AND RECORDED AS INSTRUMENT NUMBER 010012403 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2003.

SIGNED: *C.E. Newbaker, III* DATE: 1-13-03
 C.E. NEWBAKER, III L.S.# 1380



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

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

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 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 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.

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al. Maddalena*
 PLAT APPROVING AGENT
 DATE: 1/27/2003

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 28th DAY OF January, 2003, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 030002260.

TESTE: *Lynn S. Jenkins*, Clerk
 CLERK

BY: *Melaney Thomas* D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
 25-00-00-477; GPIN: T07C-1921-1874
 25-00-00-477C; GPIN: T07C-1782-1612

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.