

VICINITY MAP
SCALE: 1" = 2000'

The platting of the land shown is with the free consent and in accordance with the desires of the undersigned owners, proprietors, and trustees:

Paul K. Lotz 6/4/03
PAUL K. LOTZ, PRESIDENT DATE
LOTZ REALTY COMPANY, INC. (A VIRGINIA CORP.)

NONE

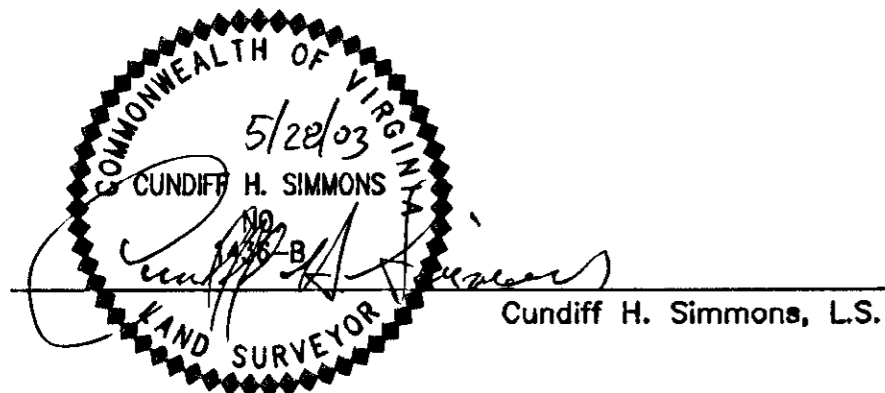
TRUSTEE

I, Richard K. Olsen, a Notary Public in and for the County of York of the State of Virginia do hereby certify that the above named persons whose names are signed to the foregoing writing have acknowledged the same before me in my county and state aforesaid.
Given under my hand this 4th day of June, 2003

Richard K. Olsen Notary Public for Paul K. Lotz
My commission expires Oct. 31, 2005

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'. This is to certify that the land embraced in this subdivision is as follows: Tax Parcels 30-00-00-203 and 30-00-00-203B are in the name of Lotz Realty Company, Inc., a Virginia Corporation, and were acquired from First and Merchants National Bank, Trustees by deed dated January 24, 1974 and recorded in Deed Book 263, Page 581. Tax Parcel 30-00-00-201 is in the name of John M. Holland and Glenda R. Holland, Trustees under the Holland Family Living Trust, and was acquired from John M. Holland and Glenda R. Holland, husband and wife, by deed dated April 5, 2002, and recorded as Instrument No. 020007484; and, in the name of Lotz Realty Company, Inc., a Virginia Corporation, and was acquired from Rodgers A. Smith and Elizabeth Page Smith, husband and wife, by deed dated September 21, 1973 and recorded in Deed Book 260, Page 361. The above deeds are recorded in the Clerk's Office of the Circuit Court of York County, Virginia.

I certify that all monuments and iron rods as shown on this plat will be set on or before OCTOBER 31, 2003.



UTILITIES NOTES:
WATER:

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

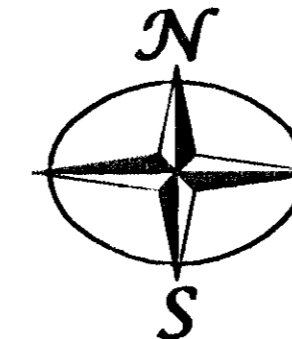
STATISTICAL DATA

TOTAL SUBDIVIDED AREA.....16.84± ACRES
AREA WITHIN LOTS..... 15.40± ACRES
AREA WITHIN R/W.....1.44± ACRES (62,726 ± SF)
AREA WITHIN COMMON AREAS.....NONE
MINIMUM FRONT YARD.....50'
MINIMUM REAR YARD.....50'
MINIMUM SIDE YARD.....20'
ZONING.....RR-RURAL RESIDENTIAL
TAX PARCELS.....30-00-00-203, 30-00-00-203B,30-00-00-201
GPIN NUMBERS.....U04A-0526-3075, U04A-0861-3475, U04A-1135-2856

SUBDIVISION PLAT
OF
**TIDE MILL ESTATES
SECTION FOUR**

BETHEL DISTRICT - YORK COUNTY, VIRGINIA

MAY 28, 2003
SHEET 1 OF 2



Simmons Newsome, P.C.

Surveyors Planners
110A Dare Road
Yorktown, Virginia 23692
Phone (757) 898-4914 Fax (757) 898-4914

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	340.06'	1021.45'	19°04'29"	171.62'	338.49'	S20°52'58"W
C2	39.27'	25.00'	90°00'00"	25.00'	35.36'	N14°34'48"W
C3	188.97'	300.00'	36°05'24"	97.74'	185.86'	S41°32'06"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	N68°29'24"W
C5	34.83'	25.00'	79°50'09"	20.92'	32.08'	S26°35'32"W
C6	272.10'	60.00'	259°50'09"	71.71'	92.04'	S63°24'28"E
C7	39.27'	25.00'	90°00'00"	25.00'	35.36'	N21°30'36"E
C8	177.85'	60.00'	169°50'09"	674.67'	119.53'	N28°34'19"W
C9	34.83'	25.00'	79°50'08"	20.92'	32.08'	S16°25'40"W
C10	157.47'	250.00'	36°05'24"	81.45'	154.88'	S41°32'06"E
C11	39.27'	25.00'	90°00'00"	25.00'	35.36'	N75°25'12"E
C12	173.22'	275.00'	36°05'24"	89.59'	170.37'	S41°32'06"E

UNITS - U.S. SURVEY FEET

YORK COUNTY REFERENCE MONUMENTS		
STATION	EASTING	NORTHING
112	12086281.648	3579062.299

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
Plat Approving Agent

DATE: 6/25/03

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York the 23rd day of July, 2003 this 10:35 am map was presented and admitted to record as the law directs in Instrument # 030020077

TESTE: Lynn S. Jenkins
Clerk
BY: Simmons Newsome P.C.

NOTES:

- 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 also include: (i) the right of ingress/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.
- FLOOD ZONE : X AND AE
COMMUNITY-PANEL NUMBER : 510182 0037B
DATE OF F.I.R.M. : DECEMBER 16, 1988
- 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.
- ALL DRAINAGE AND/OR UTILITY EASEMENTS HEREBY CONVEYED TO YORK COUNTY.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD AND THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SEARCH.
- 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 SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
- LOT 11, WHICH IS LESS THAN ONE ACRE IN SIZE, IS ALLOWED PURSUANT TO THE "LOT AREA AVERAGING" PROVISIONS OF SECTION 24.1-205 OF THE ZONING ORD.