



GEODEIC CONTROL MONUMENTS		
STATION	EASTING (X)	NORTHING (Y)
007	12005384.922	3657911.204
008	12009309.255	3658132.169

VICINITY MAP 1"=2000'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SKIMINO LANDING ESTATES, PHASE 3A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

BY: [Signature] 7/16/03
 JAY L. LEVINSON DATE

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, Susan Eveland, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 16th DAY OF July, 2003.

[Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/30/05

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 IN THE NAME OF JAY L. LEVINSON, AND WAS ACQUIRED FROM:

1. LEVINSON LIVESTOCK COMPANY BY DEED DATED 12/12/74 IN DEED BOOK 278, PAGE 560;

AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 31, 2003.

[Signature]
 NANCY L. HERMAN-THOMPSON LS#002254

7/11/03
 DATE



NOTES:

1. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
2. WATER
 EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL HEREBY APPROVED BY THE HEALTH DEPT.
3. SEWER:
 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. SEE CONDITIONS ON SHEET 4.

[Signature] 7-23-03
 SANITARIAN DATE

4. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
5. 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.
6. AREA TABULATION:

AREA WITHIN LOTS (16 LOTS)	42.34 AC.	1,844,523 S.F.
AREA WITHIN RIGHT-OF-WAY	2.67 AC.	116,163 S.F.
TOTAL SUBDIVIDED AREA (PHASE 3A)	45.01 AC.	1,960,687 S.F.
7. PROPERTY LIES IN N.F.I.P. ZONE AE (EL. 7), AND ZONE X. SEE F.E.M.A. F.I.R.M. #510182-0005 B, EFFECTIVE DATE 12/16/1988. FLOOD ZONES SUBJECT TO CHANGE BY F.E.M.A.
8. TAX PARCEL NO. 03-00-00-003; GPIN# E20b-3998-4777.
9. 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 FEET AND SIX 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.
10. MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50') BUILDING SETBACK LINE REQUIREMENTS. THE SIDE AND REAR YARD SETBACKS SHOWN HEREON FOR CORNER LOTS ARE TENTATIVE AND WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
11. AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA, ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 OF THE COUNTY OF YORK ZONING ORDINANCE.
12. CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES OF 20% AND GREATER, AND WILL BE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE CONVENANTS.
13. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
14. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
15. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
16. ALL COMMON AREA FEATURES ARE TO BE CONVEYED TO THE SKIMINO LANDING ESTATES, PHASE 3 HOMEOWNERS ASSOCIATION.

SUBDIVISION PLAT
SKIMINO LANDING ESTATES
PHASE 3-A

BRUTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 DATE: MARCH 14, 2003

ENGINEERS • ARCHITECTS • SURVEYORS
 449 McLAWS CIRCLE, P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187
 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015

DRAWN: DNW	SHEET 1 OF 4
CHECKED: NLHT	JOB NO. 2010730

LEGEND

- FLOOD ZONE LIMITS
- RPA (RESOURCE PROTECTION AREA)
- 100' RPA BUFFER
- RMA (RESOURCE MANAGEMENT AREA)
- [Hatched Box] WETLANDS - CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- [Cross-hatched Box] SLOPES (20% OR GREATER) - CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY
- BSL --- MINIMUM BUILDING SETBACK LINE
- [Box P] SEWAGE DISPOSAL DRAINFIELD PRIMARY SYSTEM
- [Box R] SEWAGE DISPOSAL DRAINFIELD RESERVE AREA
- ⊕ PROPOSED WELL LOCATIONS
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- IRON PIPE/ROD TO BE SET
- IRON PIPE/ROD FOUND
- PB PLAT BOOK
- PG. PAGE

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
 PLAT APPROVING AGENT

DATE: 10/28/03

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 4th DAY OF Nov, 2003 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 030034762 9:27 am

TESTE: [Signature] CLERK
 BY: [Signature] D.C.