

1 VICINITY MAP
SCALE: 1" = 2000' ±

UTILITIES NOTES

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

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

YORK COUNTY REFERENCE MONUMENTS

STATION	EASTING	NORTHING
111	12085280.272	3575722.385
112	12086281.648	3579062.299
122	12083462.597	3574260.078

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

GENERAL NOTES:

1. 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 NOTED ON THIS PLAT.
2. 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: (1) THE RIGHT OF INGRESS/EGRESS OVER THE OWNER'S ADJACENT LAND TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (2) 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.
3. FLOOD ZONE: X
COMMUNITY-PANEL NUMBER: 510182 0037B & 510182 0039B
DATE OF F.I.R.M.: DECEMBER 16, 1988.
4. 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.
5. ALL PROPOSED DRAINAGE AND/OR UTILITY EASEMENTS HEREBY CONVEYED TO YORK COUNTY.
6. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
(PARCELS 2 & 3)
7. THIS PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREAS (CBPA) INCLUDE THE RESOURCE PROTECTION AREAS (RPA) AND THE RESOURCE MANAGEMENT AREAS (RMA).
8. LEGAL DESCRIPTION OF PROPERTY: PART OF LOT 6, JOHN G. RUSSELL ESTATE.
PLAT: PLAT BOOK 1 - PAGE 175.
9. PARCELS 2 & 3 SHALL BE LIMITED TO 16 % IMPERVIOUS COVER PER LOT. YORK COUNTY CODE SEC. 20.5-75 (a) OF THE SUBDIVISION ORDINANCE.

TAX PARCEL 30-00-00-194
GPIN U04C-07B9-1068

STATISTICAL DATA

TOTAL SUBDIVIDED AREA 18.43 ± ACRES (802,814 SQ. FT.)
 AREA WITHIN LOTS 18.15 ± ACRES (790,617 SQ. FT.)
 AREA WITHIN R/W 0.28 ± ACRES (12,197 SQ. FT.)
 MINIMUM FRONT YARD 50'
 MINIMUM SIDE YARD 20'
 MINIMUM REAR YARD 50'
 ZONING RR (RURAL RESIDENTIAL)
 REFERENCES VDOT P.B. 4, PGS. 594-595
 D.B. 1087, PGS. 371 & 374
 P.B. 13, PG. 108

SUBDIVISION OF THE PROPERTY OF
JENNIE O. HOPSON AND NANCY G. ALVARADO,
TRUSTEES UNDER THE
JENNIE O. HOPSON LIVING TRUST

BETHEL DISTRICT
YORK COUNTY, VIRGINIA

AUGUST 12, 2004

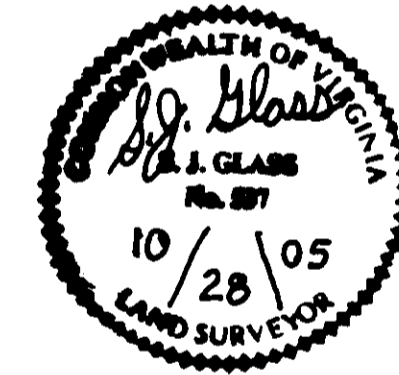
SHEET 1 OF 2

S. J. GLASS AND ASSOCIATES
4001 MONITOR DRIVE
HAMPTON, VIRGINIA 23669-4647
(757) 723-0120

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 JENNIE O. HOPSON AND NANCY G. ALVARADO, TRUSTEES UNDER THE JENNIE O. HOPSON LIVING TRUST DATED MARCH 9, 1999, AND WAS ACQUIRED FROM JENNIE O. HOPSON BY DEED DATED MARCH 9, 1999 AND DULY RECORDED IN DEED BOOK 1087 PAGE 374 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE April 30, 2006



Stuart J. Glass 10/28/05
STUART J. GLASS, L.S. #537 DATE

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena
PLAT APPROVING AGENT

DATE: 12/20/05

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON
THE 31st DAY OF December, 2005

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT 11:45 am
NO. 050032110

TESTE: Lynn S. Jenkins
CLERK

BY: Anchela M. Chircumovich, DC

2005 DEC 21 11:45 AM

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

JENNIE O. HOPSON AND NANCY G. ALVARADO, TRUSTEES
UNDER THE JENNIE O. HOPSON LIVING TRUST
DATED MARCH 9, 1999.

Jennie O. Hopson 10-27-05
JENNIE O. HOPSON, TRUSTEE DATE

Nancy G. Alvarado 10-27-05
NANCY G. ALVARADO, TRUSTEE DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
City of Poquoson TO WIT:

I, Amber M. Mitchell A NOTARY PUBLIC IN AND FOR THE City AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF October, 2005.

Amber M. Mitchell
NOTARY PUBLIC MY COMMISSION EXPIRES December 31, 2008