

VICINITY MAP

1"=2000'

ADC PERMITTED USE NO. 20504121

OWNER'S CONSENT (GPIN 114C-0668-2083 & GPIN 114A-0471-2628)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

*Ruth M. Jones*  
SIGNATURE

11/23/05  
DATE

RUTH M. JONES

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF: Virginia  
CITY/COUNTY OF: James City  
I, (PRINT) Terri Reed A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY NAME THIS 23rd DAY OF November, 2005. MY COMMISSION EXPIRES 6-30-2006.

*Terri Reed*  
(SIGNATURE)

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*Ruth A. Jones*  
by *Gregory R. Davis*, her attorney in fact  
SIGNATURE

11/23/05  
DATE

RUTH A. JONES

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*Terri Reed*  
(SIGNATURE)

NOTES:

1. PARCELS E & F-1 ARE ZONED RR (RURAL RESIDENTIAL DISTRICT), PARCEL F IS ZONED EO (ECONOMIC OPPORTUNITY DISTRICT), ACCORDING TO YORK COUNTY ZONING MAP. EO ZONING FOR PARCEL F IS CONDITIONAL PURSUANT TO ORDINANCE NO. 05-B, AND NO BUILDING SHALL BE CONSTRUCTED WITHIN 50' OF ANY PROPERTY LINE OF RESIDENTIALLY-ZONED PROPERTY.
2. MERIDIAN IS BASED UPON YORK CO. GEODETIC CONTROL MONUMENTS.
3. PROPERTY TAX MAP NO. 11-03-00-000E GPIN 114A-0471-2628 AND TAX MAP NO. 11-03-00-000F, GPIN 114C-0668-2083.
4. WATER & SEWER: PARCEL E IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND BY A PRIVATE SEPTIC SYSTEM APPROVED BY THE STATE HEALTH DEPARTMENT. PARCEL F-1 IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND BY A PRIVATE SEPTIC SYSTEM APPROVED BY THE STATE HEALTH DEPARTMENT. PARCEL F IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS AND PUBLIC SEWER PROVIDED BY YORK COUNTY AT THE TIME OF DEVELOPMENT.
5. THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #510182 0030B DATED 12-16-88.
6. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
7. WETLANDS SHOWN WERE FIELD DELINEATED BY LANDMARK DESIGN GROUP, INC. AND HAVE BEEN VERIFIED BY US ARMY CORPS OF ENGINEERS.
8. PARCEL F LIES IN A RESOURCE PROTECTION AREA. PARCEL F-1 AND PARCEL E LIE OUTSIDE OF THE RESOURCE PROTECTION AREA.

THE 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, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF THE PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

*David S. Riller*  
SANITARIAN  
11/10/05  
DATE

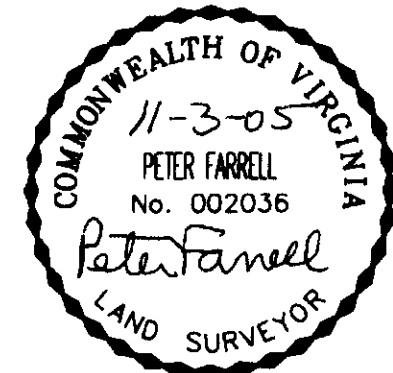
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 MAP 11-03-00-000F IS IN THE NAME OF ALEXANDER WASHINGTON JONES ESTATE, ET AL. AND WAS ACQUIRED FROM NANNIE W. JONES BY WILL DATED 11/28/77, AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN WILL BOOK 42, PAGE 774. TAX MAP 11-03-00-000E IS IN THE NAME OF ALEXANDER WASHINGTON JONES, ET UX. AND WAS ACQUIRED FROM NANNIE W. JONES BY DEED DATED 10/14/75 AND DULY RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF YORK IN DEED BOOK 281 PAGE 758.

I CERTIFY THAT MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DEC. 31, 2005.

11-3-05  
DATE

*Peter Farrell*  
PETER FARRELL, LS 002036



9. BUILDING SETBACK REQUIREMENTS FOR RURAL RESIDENTIAL DISTRICT:

- FRONT YARD - 50'
- SIDE YARD - 20'
- REAR YARD - 50'

BUILDING SETBACK REQUIREMENTS FOR ECONOMIC OPPORTUNITY DISTRICT:

- FRONT YARD - 45'
- SIDE YARD - 10'
- REAR YARD - 10'

10. 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 et seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

11. 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.

12. 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.

13. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ALEXANDER W. JONES, ET. UX. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

AREA TABULATION

OLD AREA OF PARCEL F= 22.43± ACRES  
PLUS AREA REDUCTION ON PARCEL E= 4.2159 ACRES  
MINUS AREA OF NEW PARCEL F-1= 1.5003 ACRES  
NEW AREA OF PARCEL F= 25.15± ACRES

OLD AREA OF PARCEL E= 5.7891 ACRES  
MINUS AREA ADDED TO PARCEL F= 4.2159 ACRES  
NEW AREA OF PARCEL E= 1.5732 ACRES

TOTAL AREA SUBDIVIDED= 28.22± ACRES

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

OF PROPERTIES OF ALEXANDER W. JONES, ESTATE, ET AL

BEING PARCELS E & F (PLAT BK. 9, PG. 47)

BRUTON DISTRICT, YORK COUNTY, VIRGINIA

DATE: 11/02/05  
SHEET 1 OF 3



Engineers • Planners • Surveyors  
Landscape Architects • Environmental Consultants  
4029 IRONBOUND ROAD SUITE 100  
WILLIAMSBURG, VIRGINIA 23188  
(757) 253-2975 FAX: (757) 229-0049

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	206.56'	715.00'	104.01'	205.84'	S72°50'46"W	16°33'10"
C2	50.02'	715.00'	25.02'	50.01'	S62°33'56"W	4°00'29"
C3	52.35'	50.00'	28.86'	49.99'	S45°03'26"W	59°59'07"

14. THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: MICHAEL E. NEWHOUSE, AOSE #129. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR "GENERALLY APPROVED SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al. Madalena*  
PLAT APPROVING AGENT

12/13/05  
DATE:

STATE OF VIRGINIA, COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23rd DAY OF Dec, 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 000032699

TESTE: *Robert Reed*  
CLERK

BY: *Robert Reed*