

VICINITY MAP

SCALE : 1" = 2,000'

0 1,000 2,000

GRAPHIC SCALE

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.

Thomas T. Thompson DATE: 7 Nov 2005
 THOMAS T. THOMPSON - MANAGER, MANSION WOODS LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC FOR MANAGER
 MANSION WOODS L.L.C.

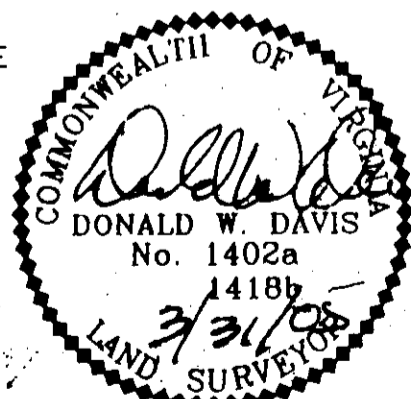
STATE OF VIRGINIA TO WIT:
 I, *Linda Ellis*, A NOTARY PUBLIC IN AND FOR THE CITY OF *Hampton* DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS *7th* DAY OF *November*, 2005.

Linda Ellis
 NOTARY PUBLIC

MY COMMISSION EXPIRES: *1/31/2006*

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 IN THE NAME OF: MANSION WOODS LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM HARRISON AND LEAR LAND CORPORATION, A VIRGINIA CORPORATION, BY DEED OF CORRECTION DATED MAY 27, 2005, AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK-POQUOSON, VIRGINIA CIRCUIT COURT IN INSTRUMENT NUMBER 050012973.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 31 MARCH 2006.
Donald W. Davis 3/31/06
 DONALD W. DAVIS DATE



UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

PRIMARY GEODETIC CONTROL MONUMENTS

- (117) - COORDINATES - U.S. SURVEY FEET - 12092230.626(E), 3575699.750(N)
- (118) - COORDINATES - U.S. SURVEY FEET - 12093296.742(E), 3570788.165(N)

James H. Hudson DATE: 11-3-05
 JAMES H. HUDSON - TRUSTEE
 BONNIE S. SMITH - TRUSTEE
 (EITHER OF WHOM MAY ACT)
 CITIZENS AND FARMERS BANK
 DEED OF TRUST DATED NOVEMBER 22, 2004/
 MODIFIED OCTOBER 18, 2005
 DEED OF TRUST (INSTRUMENT # 040024596)
 MODIFICATION (INSTRUMENT # 050026235)

NOTARY PUBLIC FOR TRUSTEE
 CITIZENS AND FARMERS BANK
 STATE OF VIRGINIA TO WIT:
 I, *Casden W. Granger*, A NOTARY PUBLIC IN AND FOR THE CITY OF *Hampton* 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 *3rd* DAY OF *November*, 2005.
Casden W. Granger
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: *May 31, 2006*

LOT AREA = 13.2932 ACRES
 R/W AREA = 3.6702 ACRES
 COMMON AREA = 11.8100 ACRES
TOTAL SUBDIVIDED AREA = 28.7734 ACRES

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN), X (AREAS BETWEEN 100 YEAR FLOOD PLAIN AND 500 YEAR FLOOD PLAIN) & AE (EL.=9') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0041 B & 510182 0043 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. PART OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA.
3. MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT : 30' (FEET), 40' (FEET) FRONTING ON MANSION ROAD
 SIDE : 10' (FEET)
 REAR : 10' (FEET)
4. PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE FAMILY RESIDENTIAL DISTRICT), BUT IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUE), PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE ZONING ORDINANCE.
5. TAX MAP PARCELS # : 38-08-00-001, 38-00-00-027, 38-00-00-028 AND 38-00-00-029
6. GPIN# : V03d-2695-0753, V03d-2790-0502, V03d-2928-0213, AND V02b-3048-4956
7. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
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 (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
10. 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.
11. 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 AND EGRESS OVER THE OWNERS 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.
12. COMMON AREAS SHOWN HEREON ARE HEREBY CONVEYED TO THE WOODS ON MANSION ROAD HOMEOWNERS ASSOCIATION.
13. 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.

SUBDIVISION PLAT OF
THE WOODS ON MANSION ROAD
 BETHEL MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 50' DATE : 31 MARCH 2005
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

Scale 1" = 50 ft
 GRAPHIC SCALE
 SHEET 1 OF 6

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RMA DENOTES RESOURCE MANAGEMENT AREA

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: *2/15/06*

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE *17th* DAY OF *Feb* 2006. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # *06004000*

TESTE: *Donald W. Davis*
 CLERK 12:30 pm
 BY: *Rachel Riebeck*