

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.

Wayne H. Harbin DATE: 3/14/06
 WAYNE HARBIN, PRESIDENT - WAYNE HARBIN BUILDER, INC., A VIRGINIA CORPORATION

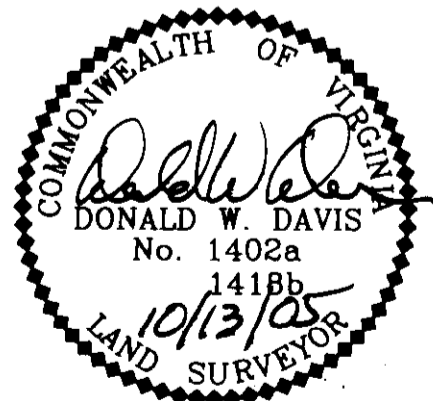
NOTARY PUBLIC FOR OWNER,

STATE OF VIRGINIA TO WIT:
 I, *Samuel J. Binder*, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York 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 14th DAY OF March, 2006.

Samuel J. Binder
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8/31/07

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: WAYNE HARBIN BUILDER, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM JAMES C. PERDUE, SR. BY DEED DATED MARCH 30, 2005, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON, VIRGINIA CIRCUIT COURT IN INSTRUMENT NUMBER 050005890, AND BY CORRECTED DEED RECORDED IN INSTRUMENT NO. 060008447.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 13 APRIL 2006.
Donald W. Davis DATE: 10/13/05
 DONALD W. DAVIS
 CERTIFIED LAND SURVEYOR



PRIMARY GEODETIC CONTROL MONUMENTS

- 056 - COORDINATES - U.S. SURVEY FEET - 12,064,796.016(E); 3,603,684.219(N)
- 057 - COORDINATES - U.S. SURVEY FEET - 12,064,020.485(E); 3,602,283.687(N)

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR THE ISSUANCE OF A COMMERCIAL ENTRANCE PERMIT. DRAINAGE, IF GENERATED TO THE EXISTING PUBLIC RIGHT-OF-WAY, IS DEEMED ACCEPTABLE. THE STREETS DEPICTED HEREON ARE ELIGIBLE FOR V.D.O.T MAINTENANCE AT SUCH TIME AS ALL APPLICABLE PROVISIONS GOVERNING PUBLIC USE AND THE CONSTRUCTION OF THE STREETS MEET THE PROVISIONS OF THE SUBDIVISION STREET REQUIREMENTS.

Bray A. W... 4/19/06
 VA. DEPARTMENT OF TRANSPORTATION DATE

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0032 B, EFFECTIVE DATE: DECEMBER 16, 1988.
2. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
3. MINIMUM BUILDING SETBACK REQUIREMENTS:
 FRONT : 40' (FEET)
 SIDE : 15' (FEET)
 REAR : 30' (FEET)
4. PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
5. TAX MAP PARCEL # : 23-00-00-004
 : 23-00-00-006
6. GPIN # : P09b-4939-2565
 : P09d-4805-2404
7. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
8. 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.
9. 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.
10. 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 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.
11. COMMON AREAS SHOWN HEREON ARE HEREBY CONVEYED TO THE FALCON CREST HOMEOWNERS ASSOCIATION.
12. VARIABLE WIDTH DRAINAGE EASEMENTS SHOWN HEREON ARE 10' FROM CENTERLINE OF STORM SEWER AND ARE HEREBY CONVEYED TO THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE OF UNDERGROUND STORM SEWER PIPES.
13. NON-TIDAL JURISDICTIONAL WETLAND LIMITS SHOWN HEREON DELINEATED BY ENVIRONMENTAL SPECIALTIES GROUP, INC. AND VERIFIED BY USACOE. (PROJECT # 01-R0550). A VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT IS HEREBY CONVEYED TO YORK COUNTY OVER ALL NON-TIDAL WETLANDS AS SHOWN ON THIS SUBDIVISION PLAT.
14. 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 STRUCTURE, TO THE EXTENT ALLOWED BY LAW.

SUBDIVISION PLAT OF
FALCON CREST SECTION II

NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 60' DATE : 13 OCTOBER 2005
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

SHEET 1 OF 2

- SYMBOLS -

- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON ROD FOUND
- 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

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 4/24/06

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 26th DAY OF April, 2006 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060009396 12:49pm

TESTE: *WINS JENNINS*
 CLERK

BY: *Rachel Riebeck*

LOT AREA	=	4.0301 ACRES
R/W AREA	=	0.6478 ACRE
COMMON AREA	=	1.1793 ACRES
TOTAL AREA	=	5.8572 ACRES

2006-04-24 12:49 PM