

VICINITY MAP : 1" = 1000'

**YORK COUNTY SURVEY REFERENCE MARKS:**

B.M. 90:  
NORTHING: 3,591,731.987  
EASTING: 12,083,574.733  
ELEVATION 9.90  
B.M. 95-RESET:  
NORTHING: 3,589,240.698  
EASTING: 12,088,230.573  
ELEVATION 9.35

**NOTE:**

The lot created pursuant to the family subdivision provisions of the Subdivision Ordinance shall be titled in the name of the immediate family member for whom the subdivision is made for a period of no less than three (3) years unless such lot is subject to an involuntary transfer such as foreclosure, death, judicial sale, condemnation or bankruptcy.

**NOTES:**

1. THE PROPERTY LIES IN FLOOD ZONE AE & X500 AS SHOWN ON FLOOD PANEL 510182 0037 B, INDEX DATED 12/16/88
2. THE PROPERTY WITHIN THIS FAMILY SUBDIVISION IS TAX PARCEL 30 -00 -00 -121 (GPIN U06A-2299-3957)
3. THIS PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
4. THE MINIMUM BUILDING SETBACKS: FRONT: 50'  
SIDE: 20'  
REAR: 50'
5. 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) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

VIRGINIA DEPARTMENT OF TRANSPORTATION

*Khoi T. Nguyen*  
KHÔI T. NGUYEN, P.E. STAFF ENGINEER  
DATE: 4/18/07

**FAMILY SUBDIVISION OF THE PROPERTY OF**  
**JAMES E. TRITT**  
GRAFTON DISTRICT  
COUNTY OF YORK, VIRGINIA  
SCALE 1" = 50' DATE: 01-01-07  
**WALTERS LAND SURVEYING, LTD.**  
710 DENBIGH BOULEVARD, SUITE 4C  
NEWPORT NEWS, VIRGINIA 23608  
PHONE: (757)898-1057 FAX: (757)898-2862

- NOTES (CONTINUED):
6. EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
  7. EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY
  8. TOTAL SUBDIVIDED AREA: 93,078 SQ. FT. (2.1368 ACRES)
  9. 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.
  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 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.
  11. NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

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

*James E. Tritt* 3/6/07  
JAMES E. TRITT DATE

NOTARY FOR OWNER  
STATE OF VIRGINIA TO WIT:  
I, *Eddie Jones*, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 10/30/07 DAY OF October, 2007.

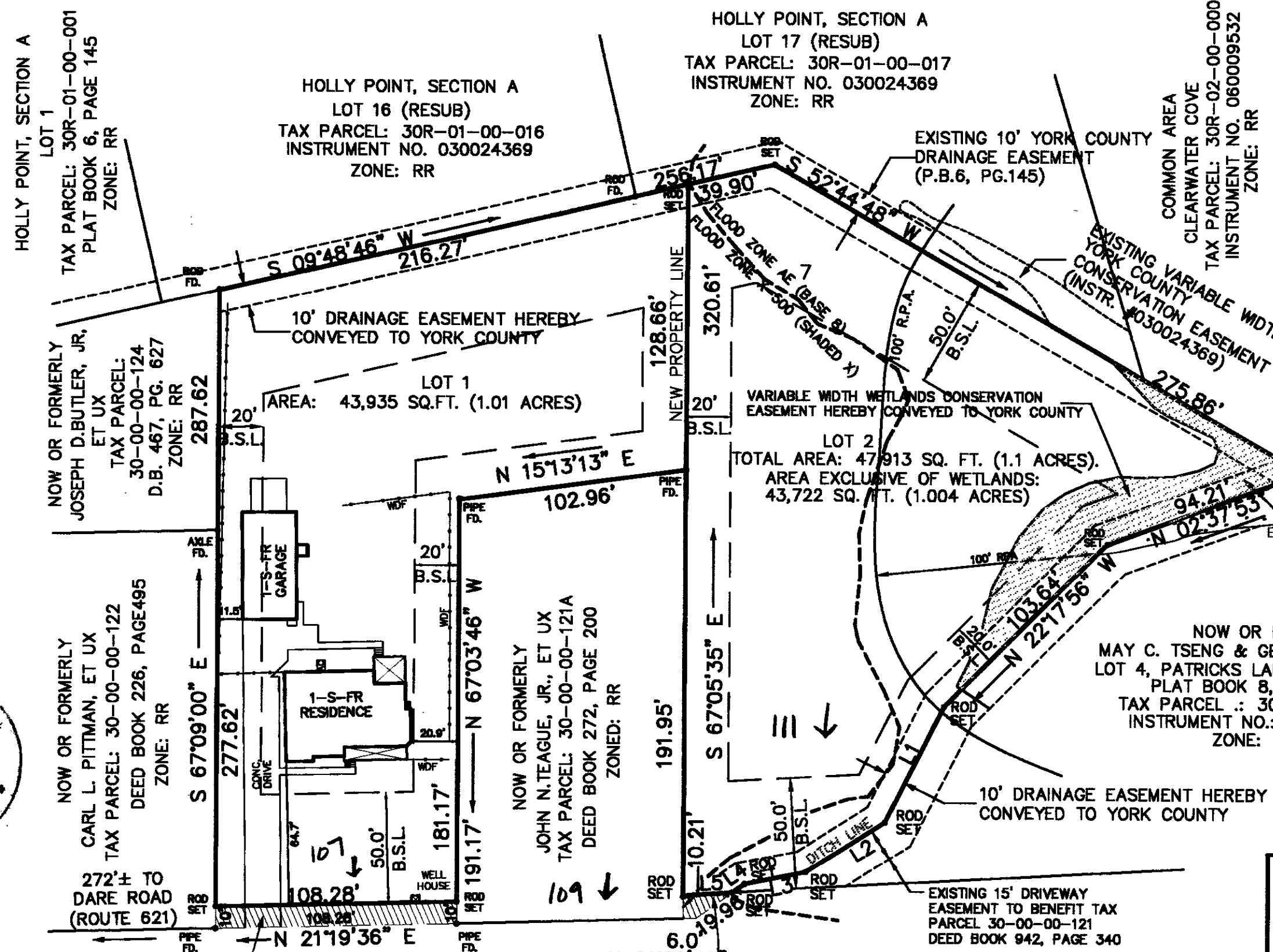
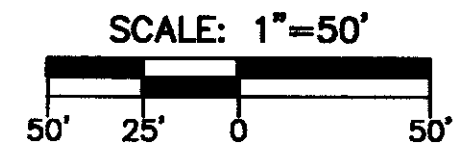
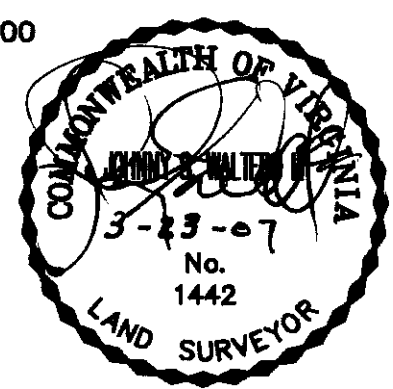
*Eddie Jones*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/30/07

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL 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 FAMILY SUBDIVISION IS AS FOLLOWS:  
TAX PARCEL 30-00-00-121 IS IN THE NAME OF JAMES E. TRITT, UNMARRIED AND WAS ACQUIRED FROM T & C INVESTMENTS, LTD., A VIRGINIA CORPORATION, BY DEED DATED SEPTEMBER 18, 2000 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, VIRGINIA, ON SEPTEMBER 27, 2000 IN INSTRUMENT NO. 000015480.

I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2007.

*Johnny S. Walters III* 3-23-07  
JOHNNY S. WALTERS III DATE



AREA OF LOTS 91,848 SQ. FT.-2.1085 ACRES  
AREA OF R/W DEDICATION 1230 SQ. FT.-0.0282 AC.  
TOTAL SUBDIVIDED AREA: 93,078 SQ. FT.-2.1368 ACRES

EXISTING JURISDICTIONAL WETLANDS,  
U.S. ARMY CORPS OF ENGINEERS  
PROJECT NO.: 04-RO877 4,191 SQ. FT.,  
0.096 ACRE

NOW OR FORMERLY  
MAY C. TSENG & GERALD STEINWASSER  
LOT 4, PATRICKS LANDING - SECTION ONE  
PLAT BOOK 8, PAGE 487  
TAX PARCEL : 30-15-01-004  
INSTRUMENT NO.: 000015245  
ZONE: RR

RECORD NORTH  
INST. NO. 990018326

**LEGEND**

- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
- B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE
- R.P.A. DENOTES CHESAPEAKE BAY RESOURCE PROTECTION AREA
- R.M.A. DENOTES CHESAPEAKE BAY RESOURCE MANAGEMENT AREA

LINE	NUMBER	DIRECTION	DISTANCE
L1	N 40°24'26" W	58.63'	
L2	N 09°41'37" W	42.17'	
L3	N 11°36'07" E	27.81'	
L4	N 13°05'08" W	6.78'	
L5	N 21°20'49" E	22.21'	

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Al Maddalena*  
PLAT APPROVING AGENT  
DATE: 5/15/07

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, THE 11th DAY OF May 2007  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 010011457

TESTE: *Lynn S. Jenkins*  
CLERK  
BY: *Quedette Jones DC.*