SUBDIVISION PLAT OF
TAYLOR FARMS
PHASE ONE

BETHEL DISTRICT – COUNTY OF YORK, VIRGINIA

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057
FAX: (757 898-2862

SCALE 1" = 100' DATE: JANUARY 19, 2007

SHEET 5 OF 5

SCALE: 1"=100'

100 50 0 100

PLAT INSTRUMENT # 070013636

2007 JUN 14 PM 1:30

COMMONWEALTH OF VIRGINIA
JIMMY S. WALTERS, JR.
6-13-07
No. 1442
LAND SURVEYOR

NOW OR FORMERLY
JAMES W. & CARMINES, ET UX
TAX ID : 30-22-00-000A
GPIN: T04B-3862-3458
ZONING CODE: RR
D.B. 251, PG. 435

VARIABLE WIDTH U.S.A.C.O.E. JURISDICTIONAL WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM ADJOINING PROPERTIES.

NOW OR FORMERLY
CHARLES W. & JOY R. TAYLOR
INST. NO. 050012473
TAX ID : 30-00-00-190
GPIN: T04B-4399-3429
ZONING CODE:. RR

10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

TEMPORARY CUL-DE-SAC EASEMENT TO BE VACATED UPON EXTENSION OF JOY COURT

VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH U.S.A.C.O.E. JURISDICTIONAL WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH DRAINAGE EASEMENT CENTERED OVER PIPE HEREBY CONVEYED TO VIRGINIA DEPARTMENT OF TRANSPORTATION

EXISTING 20' YORK COUNTY DRAINAGE EASEMENT INSTRUMENT NO. 030020077

LOT 5
TIDE MILL EST. SECT. FOUR
INST NO. 040001161
TAX ID: 30-17-04-005
ZONING CODE:. RR

LOT 4
TIDE MILL EST. SECT. FOUR
INST NO. 050012241
TAX ID: 30-17-04-004
ZONING CODE:. RR

LOT 1
TIDE MILL EST. SECT. FOUR
INST NO. 030034432
TAX ID: 30-17-04-001
ZONING CODE:. RR

RECORD NORTH (P.B 10., PG. 13)

LOT 30
1.33 ACRES
57,978 SQ. FT.
0.06 AC, 2,758 SQ. FT. (UNDEVELOPABLE AREA)

LOT 31
1.17 ACRES
51,125 SQ. FT.
(UNDEVELOPABLE AREA 0.02 AC, 858 SQ. FT.)

LOT 32
1.01 AC.
43,899 SQ. FT.

LOT 33
1.15 ACRES
50,058 SQ. FT.

LOT 34
1.00 AC.
43,562 SQ. FT.

LOT 45
1.13 ACRES
49,173 SQ. FT.
(UNDEVELOPABLE AREA 0.13 AC, 5,508 SQ. FT.)

LOT 46
1.10 ACRES
47,933 SQ. FT.
(UNDEVELOPABLE AREA 0.08 AC, 3,333 SQ. FT.)

LOT 47
1.08 ACRES
47,025 SQ.
(UNDEVELOPABLE AREA 0.05 AC, 2,248 SQ. FT.)

LOT 44
1.08 ACRE
47,043 SQ. FT.
(UNDEVELOPABLE AREA 0.06 AC, 2,521 SQ. FT.)

LOT 48
1.18 ACRES
51,204 SQ. FT.
(UNDEVELOPABLE AREA 0.16 AC, 6,954 SQ. FT.)

LOT 49
1.26 ACRES
54,704 SQ. FT.
(UNDEVELOPABLE AREA 0.18 AC, 8,014 SQ. FT.)

LOT 50
1.13 ACRES
49,337 SQ. FT.
(UNDEVELOPABLE AREA 0.07 AC, 2,918 SQ. FT.)

LOT 51
1.15 ACRES
50,041 SQ. FT.
(UNDEVELOPABLE AREA 0.15 AC, 6,347 SQ. FT.)

LOT 52
1.06 ACRES
46,383 SQ. FT.

LOT 53
1.16 ACRES
50,420 SQ. FT.
(UNDEVELOPABLE AREA 0.02 AC, 707 SQ. FT.)

LOT 54
1.24 AC.
53,935 SQ. FT.
(UNDEVELOPABLE AREA 0.09 AC, 3,897 SQ. FT.)

LOT 43
0.93 ACRE
40,404 SQ. FT.

LOT 42
0.89 AC.
38,962 SQ. FT.

LOT 8
1.00 ACRE
43,571 SQ. FT.

LOT 7
0.91 ACRE
39,812 SQ. FT.

44Y00153
HISTORIC SITE PRESERVATION EASEMENT

TAYLOR FARMS PHASE ONE

ZONE AE (8)

ZONE X

EDGE OF MARSH

100' R.P.A.

B.S.L.

JOY COURT

JENNIFER DRIVE

BRENDA COURT

MATCH LINE SHEET 4
MATCH LINE SHEET 5

PROPERTY LINE HEREBY VOIDED

EXISTING RESIDENCE

EXISTING GARAGE

20' BMP ACCESS EASEMENT HEREBY CONVEYED TO TAYLOR FARMS HOMEOWNERS ASSOCIATION.

20' IMPOUNDMENT EASEMENT OVER B.M.P. HEREBY CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION.

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

25' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH UTILITY EASEMENT, 10' FROM CENTER OF SEWER LINE HEREBY CONVEYED TO YORK COUNTY

THERE SHALL BE NO FENCING, STRUCTURES OR LANDSCAPING LOCATED WITHIN THE BMP OR ACCESS EASEMENT

10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

10' PRIVATE UTILITY EASEMENT HEREBY CONVEYED TO BENEFIT TAX ID: 30-74-00-001

20' DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY

VARIABLE WIDTH U.S.A.C.O.E. JURISDICTIONAL WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY

YORK COUNTY 10' DRAINAGE & UTILITY EASEMENT P.B. 10, PG. 570

PRIVATE 50' EASEMENT OF RIGHT-OF-WAY (P.B.10, PG.284)

PARCEL 1
FAMILY SUBDIVISION OF THE PROPERTY OF JAMES W. TAYLOR
TAX ID: 30-74-00-001
P.B. 10, PG. 570
ZONING CODE:. RR
NOW OR FORMERLY
EDGAR C. WORLEY,III ET UX
INSTRUMENT NO. 030035099

NOW OR FORMERLY
JOHN W. COMBS ESTATE
DB. 37, PG. 269
TAX ID: 30-00-00-192
ZONING CODE:. RR

NOW OR FORMERLY
BARTON H. SAVAGE
DB. 37, PG. 269
TAX ID: 30-00-00-191
ZONING CODE:. RR

PIPE FD

10' RESTRICTED ACCESS EASEMENT HEREBY CONVEYED TO YORK COUNTY

EXISTING 20' PERMANENT YORK COUNTY SEWER EASEMENT INSTRUMENT NO. 060003895

EXISTING YORK COUNTY 5' LANDSCAPE PRESERVATION EASEMENT INSTRUMENT NO. 030020077

EXISTING 20' VDOT DRAINAGE EASEMENT S.H.P.B. 5, PAGE 73

TIDE MILL ROAD
50' R/W
STATE RTE. 600

COMMON AREA #1

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 6/14/07

COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK – POQUOSON , THE 14th DAY OF June , 2007
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. [redacted] 070013636 1:30pm

TESTE: Lynn S. Jenkins CLERK

BY: Kathleen M. Bryan D.C.