

VICINITY MAP

SCALE : 1" = 2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (081) - COORDINATES—U.S. SURVEY FEET—
12081884.724(E), 3597701.574(N)
ELEVATION = 10.49'
- (082) - COORDINATES—U.S. SURVEY FEET—
12085344.032(E), 3601420.369(N)
ELEVATION = 7.49'

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.

Margaret P. Lloyd - Trustee 8-1-07
MARGARET P. LLOYD - TRUSTEE DATE:

NOTARY PUBLIC FOR OWNERS
STATE OF VIRGINIA TO WIT:

I, Kimberly S. Fraser, A NOTARY PUBLIC IN AND FOR THE City of Virginia Beach 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 1st DAY OF August, 2007.

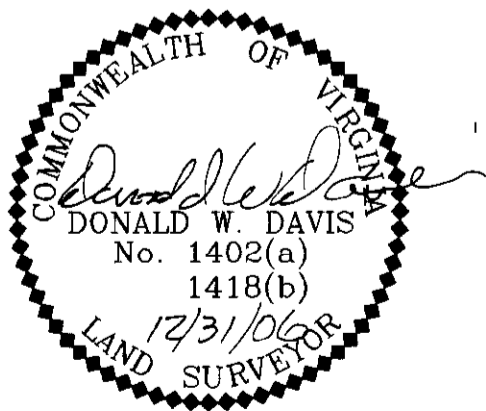
Kimberly S. Fraser Commissioned as Kimberly S. Grob
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 31, 2008



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: GRACE T. PERKINS, DECEASED, AND MARGARET P. LLOYD, AS TRUSTEES FOR "THE GRACE T. PERKINS TRUST", AND WAS ACQUIRED FROM GRACE TENNIS PERKINS (ALSO KNOWN AS GRACE T. PERKINS), WIDOW, BY DEED DATED MARCH 18, 1999 AND WAS DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF YORK COUNTY - POQUOSON, VA. IN DEED BOOK 1083, PAGE 257.

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

Donald W. Davis 12/31/06
DONALD W. DAVIS, C.L.S. 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.

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE (EL.=8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0018 B, EFFECTIVE DATE : DECEMBER 16, 1988.
2. THE AREA CONTAINED IN THIS SUBDIVISION IS LOCATED WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA.
3. THE EXISTING PRINCIPAL STRUCTURE WAS BUILT PRIOR TO SEPT. 20, 1990, THEREFORE, QUALIFIES FOR A WAIVER UNDER SEC. 23.2-12 OF THE COUNTY CODE THAT ADDRESSES THE CHESAPEAKE BAY REGULATIONS.
4. 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.
5. ALL WELLS AND SEPTIC SYSTEMS THAT ARE NO LONGER IN USE SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT REGULATIONS.
6. THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL) AND THE MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT : 50' (FEET)
SIDE : 20' (FEET)
REAR : 50' (FEET)
7. THE PROPERTY SHOWN HEREON IS IDENTIFIED BY TAX MAP PARCEL #25-00-00-358 AND GPIN #U09C-1053-0963.
8. 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.
9. THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE FAMILY 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.
10. NO LAND IN THE 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.
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 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.
12. THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE YORK COUNTY SUBDIVISION ORDINANCE, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10').

FAMILY SUBDIVISION OF
THE PROPERTY OF
GRACE T. PERKINS TRUST
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE : 1" = 100' DATE : 31 DEC. 2006
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693



Scale 1" = 100 ft

SHEET 1 OF 2

- SYMBOLS -

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

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al. Maddalena*
PLAT APPROVING AGENT

DATE: 1/15/08

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY - POQUOSON
THIS 22nd DAY OF Jan. 2008, 12:18p.m.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT NO. L7080001115.

TESTE: *Lynn S. Mendibur*
CLERK

BY: *Valerie Lynn Ballwin* D.C.