

VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 083  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE(U.S. SURVEY FEET): X-12,090,150,904  
 Y-3,599,712,170  
 ELEVATION OF STATION: 6.37(N.G.V.D.)

NOTE: 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.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA. NO ENCROACHMENT INTO THE R.P.A. WILL BE ALLOWED.  
 THE RESOURCE PROTECTION AREA BOUNDARY SHOWN ON THIS PLAT HAS BEEN FIELD VERIFIED BY YORK COUNTY ENVIRONMENTAL DEVELOPMENT SERVICES.

NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

FAMILY SUBDIVISION OF THE PROPERTY OF  
 ROBERT MANESS

GRAFTON DISTRICT  
 YORK COUNTY, VIRGINIA

MARCH 21, 2008 SCALE: 1"=60'

CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837



SHEET 1 OF 1

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- PROPOSED PRIVATE DRAINAGE AND/OR UTILITY EASEMENT
- R.P.A. R.M.A. RESOURCE PROTECTION AREA RESOURCE MANAGEMENT AREA

ADDRESS: #109 SPARRER ROAD  
 TAX I.D.: 25-00-00-389B  
 G.P.I.N.: U08B-4414-4141  
 ZONING: RR (RURAL RESIDENTIAL)  
 REFERENCES: D.B.785, PG.871, P.B. 9, PG. 321,  
 D.B.428, PG.149  
 F.I.R.M. ZONE: AE(EL.B)  
 F.I.R.M.: 510182 0019 B, DATED 12/16/88

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
 PLAT APPROVING AGENT

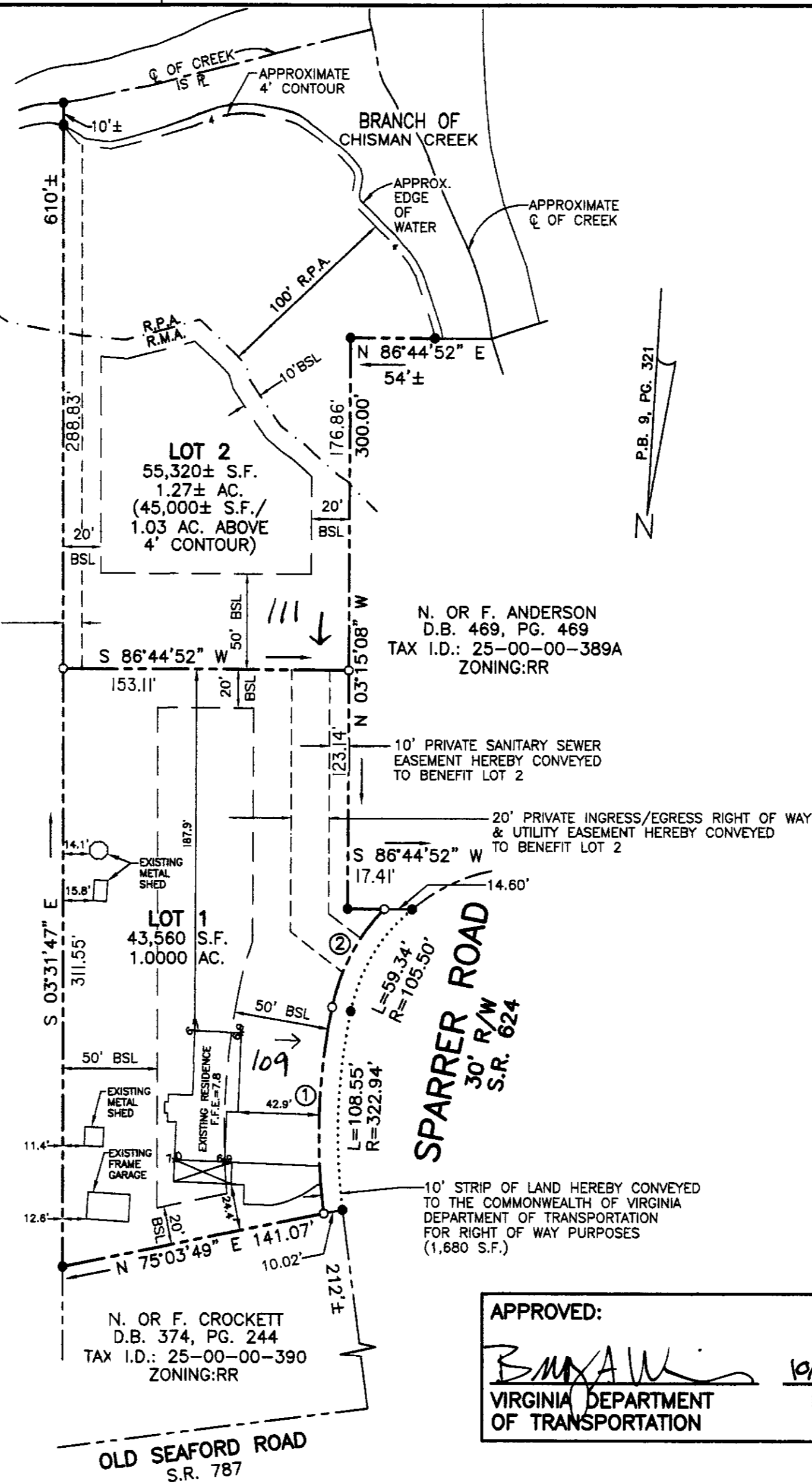
DATE: 12/10/08

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 22nd DAY OF April 2009, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 09000788

TESTE: Lynn S. Mendibur  
 CLERK

BY: Cherie Lynn Bellum D.C.



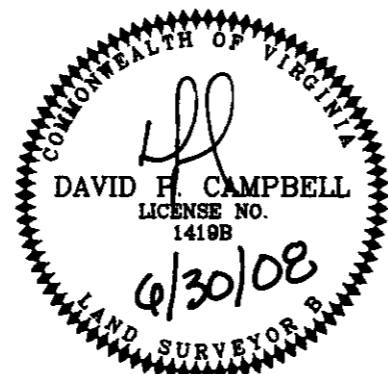
10' PRIVATE DRAINAGE EASEMENT HEREBY CONVEYED TO BENEFIT LOT 1

N. OR F. WOODMAN  
 D.B. 896, PG. 699  
 TAX I.D.: 25-00-00-391  
 ZONING:RR

RURAL RESIDENTIAL  
 ZONING  
 BUILDING SETBACKS  
 FRONT: 50'  
 SIDE: 20'  
 REAR: 50'

APPROVED:  
BMAW 12/16/08  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

TOTAL AREA OF LOTS= 98,880± S.F./2.27± AC.  
 TOTAL UNDEVELOPABLE AREA= 10,320± S.F./0.24± AC.  
 AREA OF DEDICATED RIGHT OF WAY=1,680 S.F./0.0386 AC.  
 TOTAL AREA OF SUBDIVISION=100,560± S.F./2.31± AC.



OWNERSHIP CERTIFICATE

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

Robert H. Maness 7-1-08  
 ROBERT H. MANESS DATE

OWNER NOTARY

STATE OF VIRGINIA  
 CITY/COUNTY York TO WIT:  
 I, Earlene D. Evans, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVE UNDER MY HAND THIS 10 DAY OF July, 2008.  
 MY COMMISSION EXPIRES: 5/31/2009

Earlene D. Evans 299249  
 NOTARY PUBLIC REG. NO.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF ROBERT H. MANESS AND WAS ACQUIRED FROM ROBERT H. MANESS AND FRANK MANESS BY DEED OF GIFT AND ASSUMPTION DATED MARCH 4, 1994, AND DULY RECORDED ON MARCH 31, 1994 IN DEED BOOK 785, PAGE 871.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 28, 2008.

David P. Campbell 6/30/08  
 DAVID P. CAMPBELL 1419B DATE

CURVE DATA TABLE						
	RAD	ARC	DELTA	TAN	CH	CB
1	322.94'	108.55'	19°15'31"	54.79'	108.04'	S 01°18'45" E
2	105.50'	59.34'	32°13'37"	30.48'	58.56'	S 24°25'50" W

UTILITY NOTES:

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

NOTE: THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF R/W SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR YORK COUNTY. THIS EASEMENT OF R/W SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT 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') WHICH SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES.

NOTE: 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 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.

2009 APR 23 PM 2:22