

YORK COUNTY CONTROL MONUMENT #007  
N=3657911.204  
E=12005384.922  
ELEV.=77.81

VICINITY MAP 1" = 2000'

OWNERS CONSENT AND DEDICATION

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

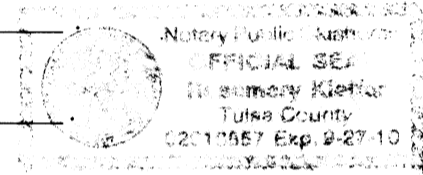
ESTATE OF THE JAY L. LEVINSON LIVING TRUST

10/20/08 Jill Williams  
DATE JOANNE SUSAN, TRUSTEE  
Jill Williams

I, Rosemary Kieffer, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Tulsa, OKLAHOMA, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 20 DAY OF Oct, 2008.

Rosemary Kieffer  
NOTARY PUBLIC

REGISTRATION NO. CR16557



MY COMMISSION EXPIRES 9-27-10

JAY L. LEVINSON LIVING TRUST  
By: Leslie A. Lacik  
LESIE A. LACIK, TRUSTEE  
COMMONWEALTH OF PENNSYLVANIA  
CITY/COUNTY OF HUNTSVILLE, MIKE  
ACKNOWLEDGED BEFORE ME ON 3/10/09  
By LESIE A. LACIK, TRUSTEE  
Wesley M. DeGroot  
NOTARY PUBLIC  
Commission expires 3/21/12 REG. NO. 1240660

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 SHOWN HEREON IS IN THE NAME OF JAY L. LEVINSON LIVING TRUST (JAY L. LEVINSON, DECEASED WILL RECORDED WB 00000008149) AND WAS ACQUIRED FROM SKIMINO DEVELOPMENT CO., L.L.C., BY DEED DATED MAY 7, 2007 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT NO. 070011740.

I CERTIFY THAT MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 08, 2009.  
Gary C. Thomas  
GARY C. THOMAS, L.S. DATE 9/22/08



NOTES

1. THIS PROPERTY IS TO BE SERVED BY PRIVATE WATER AND SEWER SYSTEMS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.
2. THIS PROPERTY IS CURRENTLY ZONED RR-RURAL RESIDENTIAL.
3. SETBACKS SHOWN HEREON ARE PER THE CURRENT COUNTY ZONING ORDINANCE. (50' FRONT, 20' SIDE, 50' REAR)
4. THE TAX MAP NO. FOR THE SUBJECT PROPERTY IS 03-02-00-000A (GPIN E21c-0811-0937)
5. THE ADDRESS FOR THE SUBJECT PROPERTY IS: 103 CREEK POINT CIRCLE.
6. THIS PROPERTY LIES WITHIN FLOOD ZONES X, X500 AND AE(EL7) PER COMMUNITY PANEL NO. 510182-0005B, DATED 12/16/1988.
7. THE SUBJECT PROPERTY WAS FORMERLY KNOWN AS AREA OF FUTURE DEVELOPMENT SKIMINO LANDING ESTATES PHASE II-A, LOTS 48, 50, 52, 54 AND 58 AND RESUBDIVISION OF LOT 51. PLAT BOOK 12, PAGES 699-700 AND PLAT BOOK 12, PAGES 646-649.
8. AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA, ARE SUBJECT TO REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN CHAPTER 23.2 OF THE COUNTY OF YORK CODE.
9. PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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.
10. THE LIMITS OF THE NATURAL RESOURCES AS SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE ACTUAL LIMITS OF THE RPA AND CBPA.
11. DRAINAGE 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. 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.

AREA SUMMARY

LOT 59 89,987 SQ. FT. OR 2.066 ACRES

SUBDIVISION OF SKIMINO LANDING ESTATES  
PHASE II-A  
LOT 59  
BRUTON DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 8/30/07 SHEET 1 OF 2 SCALE: N/A

PROJECT NO: 07-084 DRAWN BY: BSH



SURVEYING - GPS - MAPPING INC.  
11830-A CANON BLVD.  
NEWPORT NEWS, VA 23606  
(757) 873-2770 / FAX: (757) 873-2772

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 ET SEQ., THE "REGULATIONS"), AND THE YORK COUNTY ORDINANCE THAT AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH COUNTY ORDINANCES.

THIS SUBDIVISION WAS SUBMITTED TO THE LOCAL HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1-163.5 OF THE CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING COLLABORATIVELY WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

Christina... #125 757-344-6200  
(AOSE/PE NAME, CERTIFICATION OR LICENSE NUMBER, PHONE NUMBER)

THIS SUBDIVISION APPROVAL IS ISSUED IN COMPLIANCE WITH THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED ON ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

PURSUANT TO SECTION 20.5-74(B)(2) OF THE YORK COUNTY SUBDIVISION ORDINANCE WHICH STATES, "ANY PROPOSED LOT NOT SUITABLE FOR THE INSTALLATION OF PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL EITHER BE COMBINED WITH LOTS THAT ARE SUITABLE, OR DEDICATED TO COMMON OPEN SPACE OR RECREATION USE, SO THAT ONLY BUILDABLE LOTS ARE CREATED", THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION FROM THE AOSE THAT ALL PROPOSED LOTS ARE IN COMPLIANCE WITH THIS ORDINANCE.

THIS SUBDIVISION APPROVAL IS ALSO ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS" UNLESS OTHERWISE STATED. HOWEVER, ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE SHOWN ON THIS PLAT. IF SAID SITES ARE NOT SHOWN ON THIS PLAT, THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE WITH THE PENINSULA HEALTH DISTRICT, WILLIAMSBURG AREA OFFICE, AND 1126 PROFESSIONAL DRIVE, WILLIAMSBURG, VIRGINIA 23185.

Jill Williams 7/7/09  
VIRGINIA DEPARTMENT OF HEALTH DATE

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT

DATE: 8/4/09

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 4th DAY OF August, 2009 3:06pm  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 090016450

TESTE: Lynn S. Mendibur CLERK

BY: Jessie Broaden, D.C.