

## TRUSTEE'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE

TRSTE, INC., A VIRGINIA CORPORATION, TRUSTEE

PRINTED NAME: Such Details: TITLE: And Details: PRINTED NAME: Such Details: And Det

CERTIFICATE OF NOTARIZATION COMMONWEALTH OF VIRGINIA

I, Drenda S GACCELL, A NOTARY PUBLIC IN AND FOR THE COMMON OF THE WIRGINIA, 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 \_\_\_\_ 27 DAY OF JULY 2009.

Brenda S farrell

MY COMMISSION EXPIRES - REGISTRATION NO.\_\_\_\_



## **GENERAL NOTES:**

- 1.)THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP #30-22-00-000A AND GPIN #T04B-3962-3458.
- 2.) THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED:
  RR ( RURAL RESIDENTIAL)
  MIN. LOT AREA 1 ACRE, MIN. LOT WIDTH 150'
  MINIMUM BUILDING SETBACKS: FRONT 50'
  SIDE 20'
  REAR 50'
- 3.) THE PROPERTY WITHIN THIS SUBDIVISION LIES IN FLOOD ZONES X, X 500 AND AE AS SHOWN ON COMMUNITY PANEL 510182 0037B. DATED DECEMBER 16, 1988.
- 4.) PLAT OF BOUNDARY LINE ADJUSTMENT INVOLVING THE PROPERTY WITHIN THIS SUBDIVISION IS RECORDED AS INSTRUMENT # 050011290.
- 5.) 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. 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 LAND 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.
- 6.) 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 SECTION 23.2 OF THE YORK COUNTY CODE.
- 7.) THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5—34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, 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').
- 8.) 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.

FAMILY SUBDIVISION OF THE PROPERTY OF

JAMES W. CARMINES & JUDY H. CARMINES
BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

WALTERS LAND SURVEYING, LTD. 710 DENBIGH BOULEVARD, SUITE 4C

DECEMBER 1, 2008

NEWPORT NEWS, VIRGINIA 23608

PHONE: (757)898-1057 FAX: (757)898-2862

SHEET 2 OF 2

SCALE: 1"=60'

NOTE:

ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONNECTED TO PUBLIC SEWER PROVIDED BY YORK COUNTY.

ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONNECTED TO PUBLIC WATER SERVICES PROVIDED BY THE CITY OF NEWPORT NEWS.

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: L'. M. addakung

PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK

DATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK — POQUOSON, THE 150 DAY OF 160 DA

TESTE: Lynn S. Mendibur
CLERK

BY: alexic Tym Fridain. A.C.

