

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (090) - COORDINATES--U.S.SURVEY FEET--
12083574.733(E), 3591731.987(N)
- (096) - COORDINATES--U.S.SURVEY FEET--
12083354.112(E), 3588952.717(N)

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, X (500) AND AE (EL=9'), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE: DECEMBER 16, 1988
2. MINIMUM BUILDING SETBACK REQUIREMENTS: (FOR RR ZONING DISTRICT)
FRONT = 50'
SIDE = 20'
REAR = 50'
PRINCIPAL STRUCTURE TO BE MIN. 10' FROM 100' RPA BUFFER (LANDWARD EDGE)
3. PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
4. TAX MAP PARCEL #: 30-00-00-081
5. GPIN #: T07D-4313-0453
6. 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 OWNERS 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.
7. THE SUBJECT PROPERTY IS 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 ET. SEQ.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
8. NO LAND IN THIS 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 YORK COUNTY ZONING ORDINANCE.
9. THE DELINEATION OF THE JURISDICTIONAL WETLANDS LOCATED WITHIN THE BOUNDARY OF THIS SUBDIVISION WAS CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON DECEMBER 21, 2006
10. THE MAXIMUM ALLOWABLE IMPERVIOUS COVER PER LOT IS 9,939 S.F. (0.228 AC.) UNLESS BEST MANAGEMENT PRACTICES ARE PROVIDED.
11. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
12. VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
13. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK, SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

SUBDIVISION PLAT OF
HUNTER ESTATES
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1" = 60' DATE: JANUARY 14, 2009

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY-SUITE "G"
YORKTOWN, VIRGINIA 23693
SHEET 1 OF 2

- S Y M B O L S -

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

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.

Darrell E. Hunter 12/2/09
DARRELL E. HUNTER BUILDER INC. DATE:
A VIRGINIA CORPORATION
DARRELL E. HUNTER - PRESIDENT

NOTARY PUBLIC FOR OWNER
DARRELL E. HUNTER BUILDER INC.
STATE OF VIRGINIA TO WIT:

Rugene Lynch A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 2 DAY OF December, 2009.

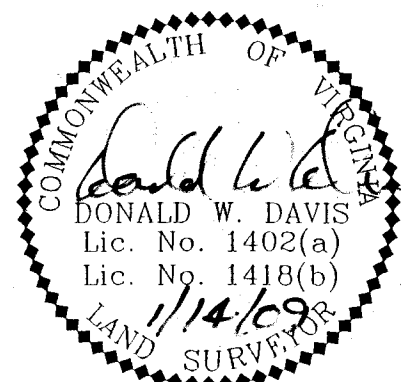
Rugene Lynch
NOTARY PUBLIC
REGISTRATION NUMBER: 7647798
MY COMMISSION EXPIRES: 9/30/2012

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:

TAX MAP #30-00-00-081: DARRELL E. HUNTER BUILDER INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM JOHN L. McCreery by deed dated November 7, 2007 AND DULY RECORDED AS INSTRUMENT #070026564 AND FROM JOHN L. McCREERY AND JAMES D. McCREERY BY DEED OF CORRECTION DATED MAY 26, 2009 AND DULY RECORDED AS INSTRUMENT #090014245. THESE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE YORK COUNTY - POQUOSON CIRCUIT COURT.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 30 SEPTEMBER 2009.

Donald W. Davis 1/14/09
DONALD W. DAVIS - LAND SURVEYOR DATE



UTILITY NOTES:
WATER - EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA
SEWER - EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA

TOTAL LOT AREA = 8.9735 AC. - 390,885 S.F.
LOT AREA ABOVE 4' CONTOUR LINE = 8.01 AC. - 348,916 S.F.
R/W AREA = 0.6435 AC. - 28,033 S.F.
TOTAL SUBDIVIDED AREA = 9.617 AC. - 418,918 S.F.

LOT AREA			
LOT NUMBER	AREA BELOW 4' CONTOUR	AREA ABOVE 4' CONTOUR	TOTAL AREA
1		55,350 S.F.	55,350 S.F.
2	4,447± S.F.	53,026± S.F.	57,473 S.F.
3	18,343± S.F.	44,382± S.F.	62,725 S.F.
4	2,508± S.F.	52,361± S.F.	54,869 S.F.
5		45,351 S.F.	45,351 S.F.
6	8,393± S.F.	52,949± S.F.	61,342 S.F.
7	8,331± S.F.	45,444± S.F.	53,775 S.F.

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N 49°20'05" W	35.17'
L2	S 36°34'29" W	77.07'
L3	N 57°07'41" W	69.41'
L4	N 16°52'21" W	54.34'
L5	S 24°41'16" E	30.00'
L6	N 86°20'00" E	62.45'

CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	ARC LENGTH
C1	11°46'02"	550.00'	56.68'	112.76'	S 80°26'59" W	112.96'
C2	79°42'48"	25.00'	20.87'	32.04'	N 33°45'35" E	34.78'
C3	251°24'33"	55.00'	76.53'	89.32'	N 60°23'32" W	241.34'
C4	21°01'16"	600.00'	111.32'	218.90'	N 75°49'22" E	220.13'
C5	51°19'04"	25.00'	12.01'	21.65'	N 60°40'28" E	22.39'
C6	282°38'08"	55.00'	44.04'	68.75'	N 03°40'00" W	271.31'
C7	51°19'04"	25.00'	12.01'	21.65'	S 68°00'28" E	22.39'
C8	21°01'16"	575.00'	106.68'	209.78'	S 75°49'22" W	210.96'

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: *Rugene A. W.*
DATE: 1/22/10

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Al Maddalena*
PLAT APPROVING AGENT
DATE: 1/22/10

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 27th DAY OF Jan 2010, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 100001513
TESTE: *Lynn S. Mendibor* 4:26 AM
CLERK
BY: *Renée E. Withrow*