

COUNTY OF YORK
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.95(RESET)
 LOCATION: SEE VICINITY MAP
 COORDINATE VALUE (U.S. SURVEY FEET): X- 12,088,230.573
 ELEVATION OF STATION: 9.35(N.G.V.D.) Y- 3,589,240.696

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 MANAGEMENT AREA.

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 YORK COUNTY.

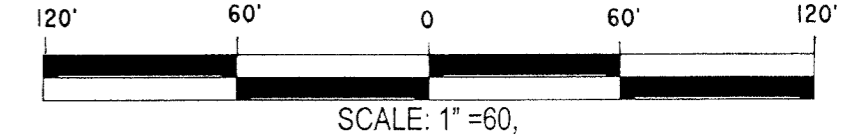
NOTE: IN ACCORDANCE WITH SECTION 24.1-414 OF THE YORK COUNTY ZONING ORDINANCE, THE TWO EXISTING STABLES SPECIFIED TO REMAIN ON PROPOSED LOTS 1 & 2 SHALL NOT BE USED FOR THE KEEPING OF HORSES

SUBDIVISION OF THE PROPERTY OF DONALD S. AND CYNTHIA J. STEVENS

GRAFTON DISTRICT
 YORK COUNTY, VIRGINIA

FEBRUARY 22, 2008 SCALE: 1" = 60'

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



VICINITY MAP SCALE: 1" = 2000'

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.

DONALD S. STEVENS DATE
 CYNTHIA J. STEVENS DATE
 TRUSTEE FOR DATE
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
 DEED OF TRUST RECORDED JANUARY 9, 2008.
 RECORDED AS INSTRUMENT NO. 080000459

OWNER NOTARY
 STATE OF VIRGINIA
 CITY / COUNTY OF RICHMOND TO WIT:
 I, James L. Baker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 19th DAY OF February, 2008.
 MY COMMISSION EXPIRES: 7-31-2012
James L. Baker 254288
 NOTARY PUBLIC REG. NO.

TRUSTEE NOTARY
 STATE OF VIRGINIA
 CITY / COUNTY OF RICHMOND TO WIT:
 I, James L. Baker, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 19th DAY OF September, 2008.
 MY COMMISSION EXPIRES: 7-31-2012
James L. Baker 254288
 NOTARY PUBLIC REG. NO.

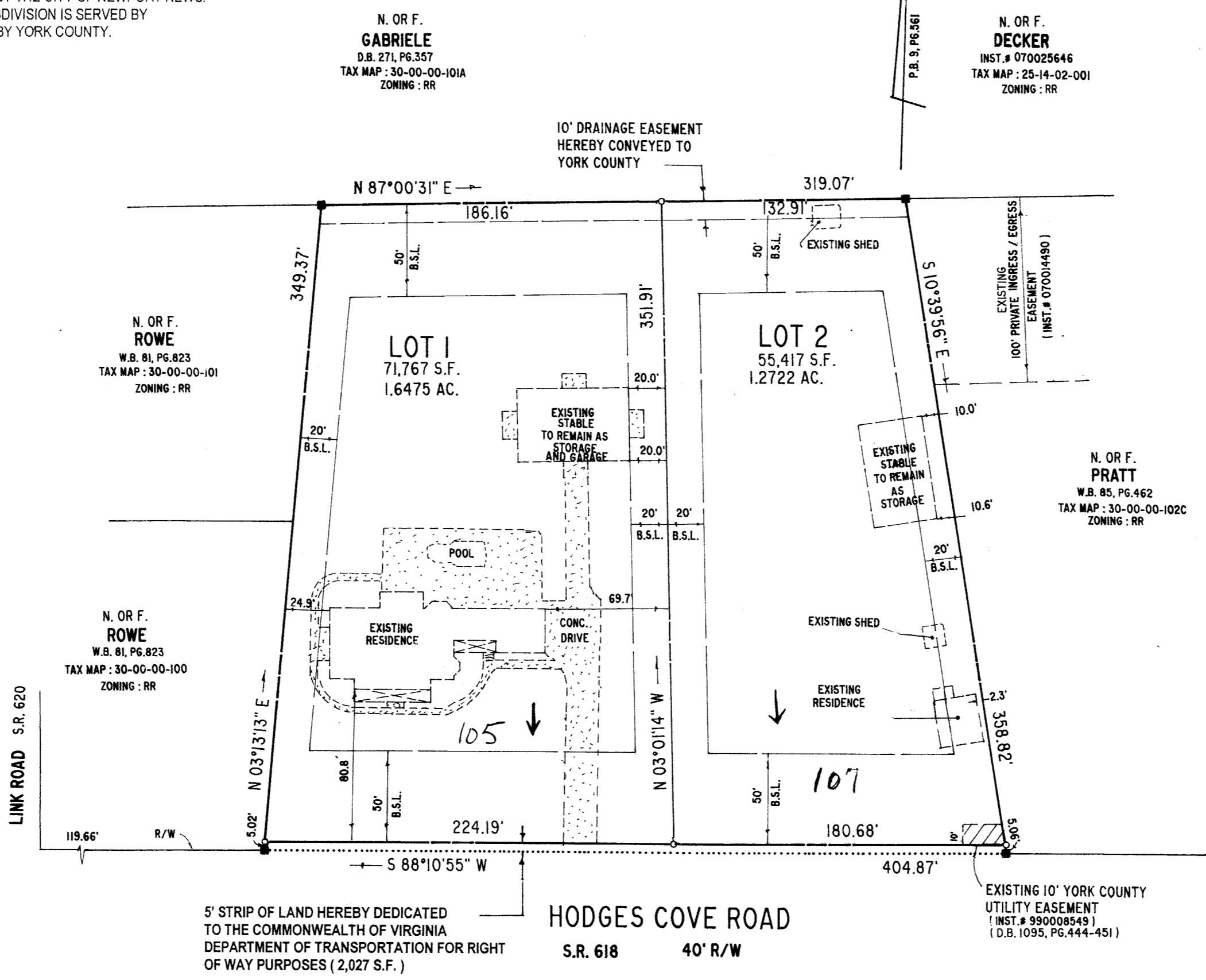
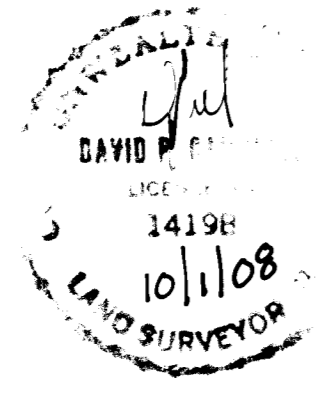
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: DONALD S. STEVENS AND CYNTHIA J. STEVENS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DAVID W. SCHRUM AND DONNA C. SCHRUM, HUSBAND AND WIFE, BY DEED DATED MARCH 30, 2006 AND DULY RECORDED ON APRIL 11, 2006 AS INSTRUMENT # 060007956.

THE ABOVE DEED AND INSTRUMENT ARE 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 OCTOBER 30, 2009.

David Campbell 10-1-08
 DAVID CAMPBELL L.S. 1419B DATE



5' STRIP OF LAND HEREBY DEDICATED TO THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPOSES (2,027 S.F.)
 HODGES COVE ROAD
 S.R. 618 40' R/W

TOTAL AREA OF LOTS = 127,184 S.F. / 2.9198 AC.
 AREA OF DEDICATED RIGHT OF WAY = 2,027 S.F. / 0.0464 AC.
 TOTAL AREA OF SUBDIVISION = 129,211 S.F. / 2.9662 AC.

APPROVED:
[Signature]
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE: 4/15/09

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

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO YORK COUNTY ANY EASEMENT INDICATED ON THIS PLAT FOR DRAINAGE AND TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THE 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 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.

LEGEND

	PROPERTY LINE
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	IRON ROD SET
	BUILDING SETBACK LINE
	EXIST. YORK COUNTY UTILITY EASEMENT
	PROPOSED YORK COUNTY DRAINAGE EASEMENT

ADDRESS: 105 HODGES COVE ROAD
 TAX I.D.: 30-00-00-102
 G.P.I.N.: U07D-3605-0668
 ZONING: RR (RURAL RESIDENTIAL)
 REFERENCES: INST. # 060007956, P.B. 9, PAGE 561
 F.I.R.M. ZONE: X,X(500YR), F.I.R.M. MAP 510182 0019 B, DATED 12/16/88

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al. Maddalena
 PLAT APPROVING AGENT
 DATE: 2/1/11

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK- POQUOSON, THIS 1st DAY OF February, 2011, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 10001823 10:32 AM
 TESTE: Lynn S. Mendibar
 CLERK
 BY: [Signature] for P.C.

FEB 1 AM 10:32