

VICINITY MAP 1" = 2000'

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- DENOTES PROPERTY LINE HEREBY VOIDED.

NOTE:

1. PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 51199C0185C, DATED JUNE 16, 2009.
2. PROPERTY IS ZONED R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT).

R13 MINIMUM LOT REQUIREMENTS:
 MINIMUM FRONT YARD SETBACK = 30'
 MINIMUM SIDE YARD SETBACK = 12.5'
 MINIMUM REAR YARD SETBACK = 25'
 MINIMUM LOT SIZE = 13,500 S.F.

3. PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA, AS SHOWN ON YORK COUNTY MAPPING.
4. PROPERTIES CONTAINED WITHIN THIS SUBDIVISION PLAT ARE LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT, AS SHOWN ON YORK COUNTY MAPPING. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
5. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.3 [STORMWATER MANAGEMENT ORDINANCE] OF THE YORK COUNTY CODE. EACH PARCEL WILL BE REQUIRED TO PREPARE A SITE PLAN, ADDRESSING WATER QUALITY AND QUANTITY CONTROL AND SUBMIT TO THE YORK COUNTY STORMWATER DIVISION FOR APPROVAL PRIOR TO ANY LAND DISTURBANCE.
6. WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
7. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

SUBDIVISION
 OF THE PROPERTY OF
VASCO D. BOYD AND RUTH A. BOYD
 NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
 JANUARY 31, 2011

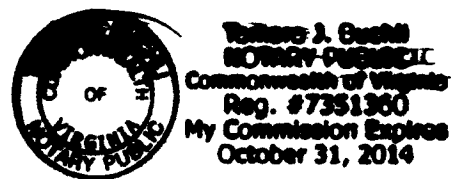
C.E. Newbaker
 SURVEYING & PLANNING, INC.
 P.O. BOX 1298
 YORKTOWN, VA. 23692
 PH#: 757-240-2562
 FAX: 757-926-4880

SHEET 1 OF 2

OWNER'S CONSENT

THE PLATTING OF THE SUBDIVISION 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.

SIGNED: *Vasco D. Boyd* DATE: *4/5/11*
 VASCO D. BOYD



STATE OF VIRGINIA, COUNTY OR CITY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 _____ DAY OF _____, 2011

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ REGISTRATION NO.: _____

SURVEYOR'S CERTIFICATE

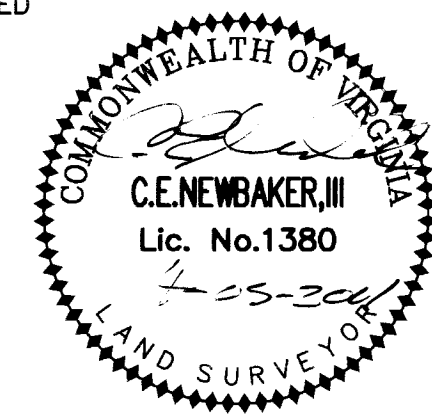
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

TAX PARCEL 17-00-00-057:

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF VASCO D. BOYD AND RUTH A. BOYD (DECEASED), HUSBAND & WIFE, AND WAS ACQUIRED FROM NICE PROPERTIES CO., A VIRGINIA CORPORATION BY DEED DATED JUNE 8, 1972, AND DULY RECORDED IN D.B. 252, P. 742 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2011.

SIGNED: *C.E. Newbaker, III* DATE: *4-05-2011*
 C.E. NEWBAKER, III L.S.# 1380



APPROVED:
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 BY: *Jan Chen, P.E.* DATE: *5/18/11*

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Al Maddalena*
 PLAT APPROVING AGENT
 DATE: *5/19/11*

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE *19th* DAY OF *May*, 2011, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER *LR11000715*

TESTE: *Lynns Mendibaur* CLERK
 BY: *Julia Brogden, P.C.*

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
 17-00-00-057; GPIN: M11D-4444-1430