

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT IS BASED ON A BOUNDARY SURVEY PLAT PREPARED BY LANDTECH RESOURCES, INC., DATED 05/23/2013.
3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0070C - EFFECTIVE MAP DATE OF JUNE 16, 2009.
4. WASHINGTON RIDGE ZONING REQUIREMENTS: (PER ORDINANCE NO. 099-8 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 5, 1999)
 MINIMUM LOT SIZE: 6,000 S.F.
 MINIMUM LOT WIDTH AT SETBACK: 45'
 FRONT SETBACK: 30'
 SIDE SETBACK ON CORNER LOT: 20'
 REAR SETBACK: 20'
 BUILDING SEPARATION: 20'
5. PER ROTH ENVIRONMENTAL, LLC NATURAL RESOURCES INVENTORY DATED 7/22/11 THE SITE IS LOCATED IN THE RPA AND RMA.
6. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
7. ALL NEW STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.
8. COMMON AREAS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE WASHINGTON RIDGE HOMEOWNER'S ASSOCIATION.
9. THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE 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.
10. THE EXISTING PORTION OF BETHUNE DRIVE EAST OF LUTHER DRIVE IS TO BE INCORPORATED INTO THE STATE MAINTAINED SYSTEM AS A RURAL ADDITION.

**SUBDIVISION PLAT
WASHINGTON RIDGE**

BEING LOCATED IN THE
BRUTON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA

DATE: 04/22/2014 SCALE: 1"=60' JOB # 11-046



3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 3

PROPERTY INFORMATION

TAX MAP # 11-11-00-000B
 GPIN: G13d-4730-1179
 ZONING: PD: PLANNED DEVELOPMENT PER ORDINANCE NO. 099-8 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 5, 1999.
 209 BETHUNE DRIVE

UTILITIES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

AREA CALCULATIONS

RIGHT OF WAY AREA	34,012 S.F. 0.781 AC.
RESIDENTIAL LOT AREA	144,634 S.F. 3.320 AC.
COMMON OPEN AREA	86,718 S.F. 1.991 AC.
TOTAL SUBDIVIDED AREA	265,362 S.F. 6.092 AC.

YORK COUNTY SURVEY MONUMENT

STA. NO. 39
 E: 12,020,982.199
 N: 3,617,510.523 (US SURVEY FT)
 ELEV: 89.75' (NGVD 1929)

EASEMENT NOTE

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.

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 INCLUDES: (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 FACILITIES.

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 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 JAMES T. DUGUAY, JR., INC., D/B/A PERFORMANCE CONTRACTING, A VIRGINIA CORPORATION AND WAS ACQUIRED FROM TOWER PARK CORPORATION, A VIRGINIA CORPORATION, BY DEED DATED JULY 29, 2004 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON AUGUST 10, 2004 AS INSTRUMENT NO. 040016982.

THIS PROPERTY IS SUBJECT TO A CREDIT LINE DEED OF TRUST BY AND BETWEEN JAMES T. DUGUAY, JR., INC., A VIRGINIA CORPORATION, RESOURCE SERVICE CORPORATION AS TRUSTEE AND FULTON BANK, N.A. AS BENEFICIARY. PER DEED DATED JUNE 6, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON JUNE 7, 2013 AS INSTRUMENT NO. 130010504.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2014.

William S. Felts
 WILLIAM S. FELTS, L.S.

DATE: 04/22/2014



OWNER'S CONSENT

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.

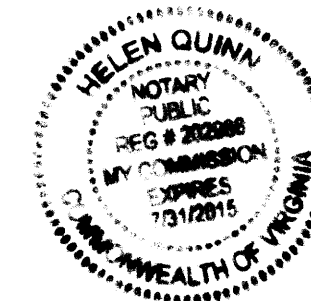
JAMES T. DUGUAY, JR., INC.

BY: J. Duguay James 4/23/14
 NAME PRINTED TITLE DATE

NOTARY STATEMENT FOR JAMES T. DUGUAY, JR.

STATE OF VIRGINIA
 COUNTY OF Newport News
 TO WIT:
 I, Helen Quinn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF April, 2014.

Helen Quinn
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 31, 2015
 REGISTRATION NO. 202948



TRUSTEES CONSENT FOR JAMES T. DUGUAY, JR., INC.

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.
 RESOURCE SERVICE CORPORATION, TRUSTEE

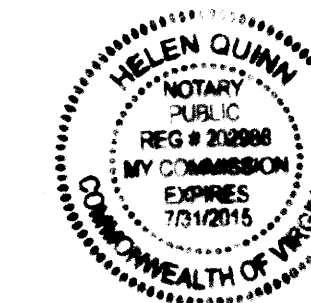
BY: Henry S. Singleton SR
 NAME PRINTED TITLE
Henry Singleton 04-23-14
 SIGNATURE DATE

TRUSTEE: RESOURCE SERVICE CORPORATION
 BENEFICIARY: FULTON BANK, N.A.
 DEED OF TRUST DATED: JUNE 6, 2012
 RECORDED AS INST. NO. 130010504

NOTARY STATEMENT FOR TRUSTEES

STATE OF VIRGINIA
 COUNTY OF Newport News
 TO WIT:
 I, Helen Quinn, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 23 DAY OF April, 2014.

Helen Quinn
 NOTARY PUBLIC
 MY COMMISSION EXPIRES July 31, 2015
 REGISTRATION NO. 202948



**APPROVED:
YORK COUNTY BOARD OF SUPERVISORS**

BY: [Signature]
 PLAT APPROVING AGENT

DATE: 4/23/14

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 23 DAY OF April, 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 11-046.

TESTE: [Signature]
 CLERK
 BY: [Signature]

LANDTECH RESOURCES, INC.

2014 MAY -9 AM 8:36