

NOTES

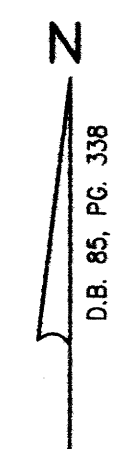
1. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY SHALL ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS LAND ADJACENT TO THE EASEMENT AS NECESSARY 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.
2. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO YORK COUNTY ANY EASEMENT INDICATED ON THIS PLAT FOR DRAINAGE AND/OR SANITARY SEWER AND TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THE PLAT.
3. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT ALREADY OWNED BY JOHN A. FRANKLIN AND THE ADJACENT LOT ALREADY OWNED BY BOBBIE J. LUKEHART AND TERRI LOVETT AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
4. BASED ON COUNTY MAPPING, THIS SUBDIVISION DOES NOT LIE WITHIN THE RPA OR RMA; HOWEVER, FIELD VERIFICATION WILL BE REQUIRED WHEN DEVELOPMENT OCCURS.

**RESUBDIVISION OF
LOT 4 AND LOT 3-A
(D.B. 95, PG. 338)
JEFFERSON F. WILSON ESTATE
GRAFTON DISTRICT
YORK COUNTY, VIRGINIA**

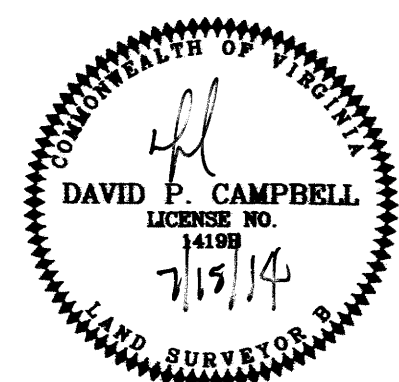
AUGUST 19, 2008 SCALE: 1"=40'

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

SHEET 2 OF 2



LOT 3-B
N. OR F.
BARKER & SELFRIDGE
INST. # 090016673
TAX MAP: 30K-01-00-003B
ZONING: R20



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: W. Maddalena
PLAT APPROVING AGENT

DATE: 9/15/14

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 15th DAY OF September 2014, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 140015096

TESTE: Kristen N. Nelson
CLERK
BY: Valerie J. Baldwin DC

**R20
(MEDIUM DENSITY SINGLE FAMILY)
BUILDING SETBACKS**
FRONT: 40'
SIDE: 15'
REAR: 30'

10' STRIP OF LAND HEREBY DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES (4,990 S.F.)

EXISTING YORK COUNTY 20' DRAINAGE EASEMENT (INST. #090014278)

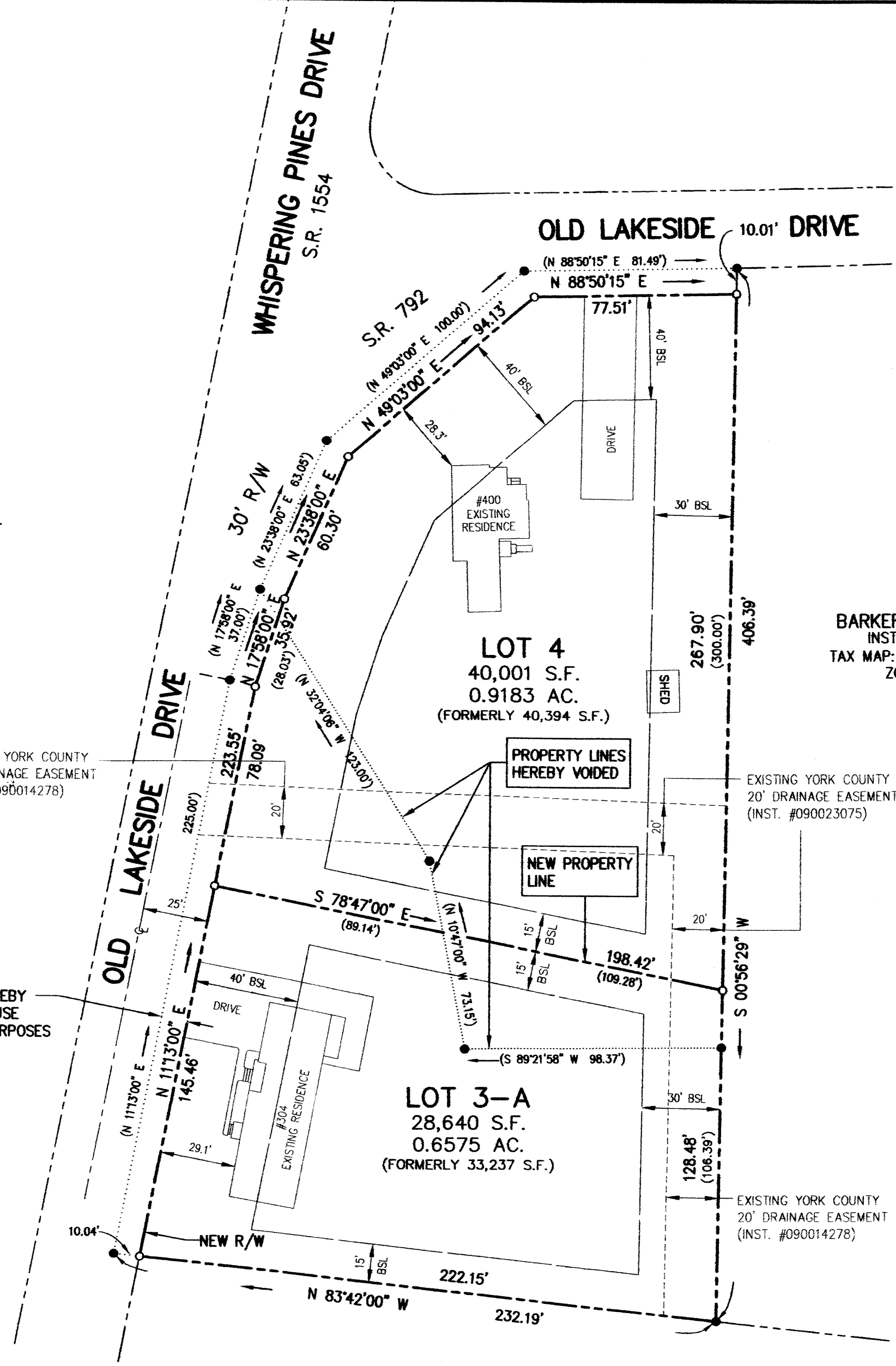
EXISTING YORK COUNTY 20' DRAINAGE EASEMENT (INST. #090023075)

EXISTING YORK COUNTY 20' DRAINAGE EASEMENT (INST. #090014278)

LOT 3-C
N. OR F.
SQUIRES
INST. # 060018021
TAX MAP: 30K-01-00-003C
ZONING: R20
(P.B. 9, PG. 94)
(PLAT)

TOTAL AREA OF LOTS= 68,641 S.F./1.5758 AC.
AREA OF DEDICATED RIGHT OF WAY=4,990 S.F./0.1145 AC.
TOTAL AREA OF SUBDIVISION= 73,631 S.F./1.6903 AC.

- LEGEND**
- PROPERTY LINE
 - - - IRON PIPE/ROD FOUND
 - - - IRON ROD SET
 - BUILDING SETBACK LINE
 - - - EXISTING YORK COUNTY 20' DRAINAGE EASEMENT



FILED SEP 16 AM 9:02