

VICINITY MAP SCALE: 1"=2000'

YORK COUNTY SURVEY MONUMENT

STA. NO. 11
E: 12,002,788.137 (US SURVEY FT)
N: 3,649,256.414 (US SURVEY FT)
ELEV: 85.72' (NGVD 1929)

EASEMENT NOTE

THE RECORDATION OF THIS PLAT SHALL OPERATE 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.

RESUBDIVISION OF LOT 10A & LOT 11A
OF THE
W.L. SCHENCK ESTATE

BEING LOCATED IN THE
BRUTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 09/25/2014 JOB # 14-274

LRI LANDTECH RESOURCES, INC.
ENGINEERING . SURVEYING . GPS

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

SHEET 1 OF 2

NOTES:

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY OF THE PROPERTIES SHOWN HEREON.
- 3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0055C - EFFECTIVE MAP DATE OF JUNE 16, 2009.
- 4. MINIMUM BUILDING SETBACKS FOR RR (RURAL RESIDENTIAL):
FRONT: 50'
SIDE YARD: 20'
REAR: 50'
MINIMUM LOT SIZE: 2 ACRES (WITHOUT PUBLIC WATER & SEWER)
MINIMUM LOT WIDTH: 150' @ 50' BSL
MAXIMUM BUILDING HEIGHT: 35'
- 5. THE SUBJECT PROPERTY HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. THE LIMITS OF THE CBPA SHOWN ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2 INCLUDING SUBMITTAL OF A NATURAL RESOURCES INVENTORY."
- 6. THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989."
- 7. ALL FUTURE 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) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- 8. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 TOMMIE F. KARNs AND LORE B. KARNs AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- 9. THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED BY YORK COUNTY AS WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WMP SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

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.

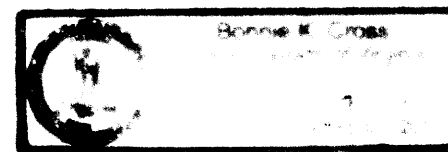
TOMMIE F. KARNs

BY: Tommie F. Karns DATE: 9/25/14
TOMMIE F. KARNs

NOTARY STATEMENT FOR TOMMIE F. KARNs

STATE OF VIRGINIA
COUNTY OF Goochland
TO WIT:
I, Bonnie K. Cross, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 25th DAY OF September, 2014.

Bonnie K. Cross
NOTARY PUBLIC
MY COMMISSION EXPIRES May 31, 2016
REGISTRATION NO. 7209522



PROPERTY INFORMATION

LOT 11A
TAX MAP # 05A-01-00-011A
GPIN: D18a-1714-4231
ZONING: RR: RURAL RESIDENTIAL
409A WILKINSON DR

PROPERTY INFORMATION

LOT 10A
TAX MAP # 05A-01-00-010A
GPIN: D18a-1559-4357
ZONING: RR: RURAL RESIDENTIAL
411 WILKINSON DR

UTILITIES:

WATER: LOT 10A IS SERVED BY A PRIVATE WELL.
LOT 11A IS TO BE SERVED BY A PRIVATE WELL.
SEWER: LOT 10A IS SERVED BY A PRIVATE SEPTIC SYSTEM.
LOT 11A IS TO BE SERVED BY A PRIVATE SEPTIC SYSTEM.

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT
DATE: 9/25/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30th DAY OF September 2014. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 140016035

TESTE: Kristen N. Nelson
CLERK
BY: [Signature]

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 (TAX MAP #05A-01-00-010A AND TAX MAP #05A-01-00-011A) IS IN THE NAME OF TOMMIE F. KARNs, AND LORE B. KARNs, (DECEASED) HUSBAND AND WIFE, AND WAS ACQUIRED FROM TOMMIE F. KARNs AND LORE B. KARNs, TRUSTEES OF THE KARNs TRUST, U/T/D SEPTEMBER 23, 1999, UNRECORDED, BY DEED DATED NOVEMBER 21, 2011 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON NOVEMBER 28, 2011 AS INSTRUMENT NO. 110017946

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

Peter Farrell DATE: 09/25/2014
PETER FARRELL, L.S.



2014 SEP 30 PM 3:41