

VICINITY MAP
SCALE: 1"=2000'

YORK COUNTY GEODETIC STATION NO. 090

90 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 090." THE DISK IS LOCATED IN THE GRASS MEDIAN AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTES 620 (RAILWAY ROAD) AND 621 (DARE ROAD), 21.5' EAST OF THE CENTER LINE OF ROUTE 620, 43.0' NORTH OF THE CENTERLINE OF ROUTE 621.
EASTING=12083574.733
NORTHING=3591731.987
ELEV.=9.90' (NGVD 1929)

PATRICK'S CREEK ESTATES

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA

AUGUST 12, 2014

A.D. POTTS & ASSOCIATES, INC.

11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610



SCALE: 1"=60'
SHEET 1 OF 2

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, IF ANY.

PATRICK'S CREEK ESTATES, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY
BY: Cowles M. Spencer, Sr. 8/14/14
COWLES M. SPENCER, SR., MEMBER DATE

NOTARY PUBLIC FOR OWNER

STATE OF VIRGINIA TO WIT:
Amanda Colwell, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 14 DAY OF August, 2014.
Amanda Colwell
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2017
REGISTRATION NO.: 7059380

TRUSTEE'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, IF ANY.

BY: Mark A. Stallings 8/18/14
MARK A. STALLINGS, TRUSTEE DATE

BENEFICIARY: DARRELL E. HUNTER BUILDER, INC.,
A VIRGINIA CORPORATION
DEED OF TRUST DATED APRIL 9, 2013
RECORDED AS INSTRUMENT NO. 130006487

NOTARY PUBLIC FOR TRUSTEE

STATE OF VIRGINIA TO WIT:
Melissa J. Strickland, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 18 DAY OF August, 2014.
Melissa J. Strickland
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-30-16
REGISTRATION NO.: 26307

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

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF PATRICK'S CREEK ESTATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM:
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR-BY-MERGER TO RBC BANK (USA), BY SPECIAL WARRANTY DEED DATED APRIL 8, 2013 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON APRIL 10, 2013 AS INSTRUMENT NO. 130006486.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 1, 2015.

BY: Anthony D. Potts 8-20-14
ANTHONY D. POTTS, L.S. DATE

NOTES:

- THE "COMMON AREA" SHOWN IS HEREBY CONVEYED TO THE PATRICK'S CREEK ESTATES HOMEOWNERS ASSOCIATION.
- 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.
- THIS PROPERTY IS LOCATED IN FIRM ZONES X (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD), X (SHADED)(AREA OF 0.2% ANNUAL CHANCE FLOOD), & AE. (EL 7.7)(AREA OF 0.2% ANNUAL CHANCE FLOOD). AS SHOWN ON COMMUNITY PANEL NO. 510182 0215 C DATED JUNE, 16, 2009. (INDEX DATED JUNE, 16, 2009) MAP NUMBER 51199C0215C
- A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA. 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.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- 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 INCLUDE (I) THE 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.
- THE NEW STREET SHOWN HEREON IS HEREBY DEDICATED FOR PUBLIC USE.
- TAX PARCEL NO. 30-00-00-070
GPIN: T06b-3442-3105
- THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE 30' FRONT, (50' ALONG PATRICK'S CREEK ROAD), 10' SIDE, AND 20' REAR.
- JURISDICTIONAL NON-TIDAL WETLANDS WERE IMPACTED UNDER U.S. ARMY CORPS OF ENGINEERS PROJECT NUMBER 06-R0343, AND VWP GENERAL PERMIT AUTHORIZATION NO. WP4-06-2691.

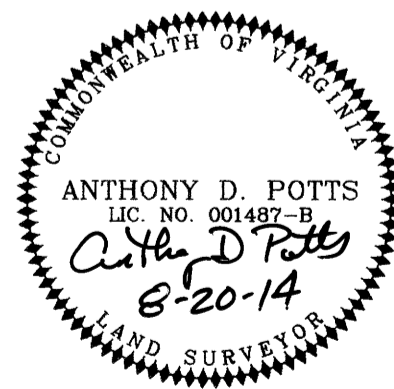
LEGEND

- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- CONCRETE MONUMENT TO BE SET
- REBAR TO BE SET
- MINIMUM BUILDING SETBACK LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- RESOURCE PROTECTION AREA & RESOURCE MANAGEMENT AREA LINES
- EDGE OF MARSH / WETLANDS LINE
- FLOOD ZONE LINE

AREA OF LOTS5.9050 Ac.
AREA OF "COMMON AREA"4.5908 Ac.
AREA DEDICATED TO PUBLIC USE
FOR RIGHT-OF-WAY PURPOSES0.8006 Ac.
TOTAL SUBDIVIDED AREA11.2964 Ac.

APPROVED

BY: [Signature] 10/15/14
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE



UTILITY NOTES:

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

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: 11/4/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF YORK-POQUOSON, ON
THIS 5th DAY OF Nov., 2014,
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD
AS THE LAW DIRECTS, AS INSTRUMENT
NUMBER LR 140018182 12:25 PM

TESTE: Kristen N. Nelson
CLERK
BY: Darlene Holt
DEPUTY CLERK