

VICINITY MAP
SCALE: 1"=2000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 90
LOCATION: SEE VICINITY MAP
COORDINATE VALUE (U.S. SURVEY FEET): X=12,083,574.733
Y= 3,591,731.987
ELEVATION OF STATION: 9.90' (N.G.V.D. 1929)

NOTES:

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.

NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

EASEMENT NOTES

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

THE UTILITY AND DRAINAGE EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS BY THE COUNTY ALSO INCLUDES: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENTS AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENTS 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.

TOTAL AREA OF SUBDIVISION:	111,897 S.F. / 2.5688 AC.
AREA OF R-O-W DEDICATION:	2,690 S.F. / 0.0618 AC.
NUMBER OF LOTS:	2
AREA OF LOTS:	109,207 S.F. / 2.5070 AC.
AVERAGE LOT AREA:	54,603 S.F. / 1.2535 AC.
MINIMUM LOT SIZE:	48,799 S.F. / 1.1203 AC. (0.7577 AC. DEVELOPABLE AREA)
MAXIMUM LOT SIZE:	60,408 S.F. / 1.3868 AC. (0.6662 AC. DEVELOPABLE AREA)
UNDEVELOPABLE AREA:	47,183 S.F. ± / 1.0832 AC. ±
AREA WITHIN RPA:	39,090 S.F. ± / 0.8974 AC. ±
AREA WITHIN NON-TIDAL WETLANDS:	7,579 S.F. ± / 0.1740 AC. ±
AREA WITHIN TIDAL WETLANDS:	514 S.F. ± / 0.0118 AC. ±
DEVELOPABLE AREA:	62,024 S.F. / 1.4239 AC.
AREA WITHIN RMA:	69,934 S.F. / 1.6055 AC.

SUBDIVISION OF THE PROPERTY OF
HOLMAN D. SEDA & AMY M. SEDA
AND DAWN M. HOLIHAN

BEING LOT "E" - R.F. & W.M. PRESSON ESTATE
(P.B. 8, PG. 97)

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA

JUNE 25, 2014 SCALE: 1"=50'

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

SHEET 1 OF 2

OWNER CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

Holman D. Seda 9-3-14
HOLMAN D. SEDA DATE

Amy M. Seda 9-3-14
AMY M. SEDA DATE

Dawn M. Holihan 9/3/14
DAWN M. HOLIHAN DATE

TRUSTEE'S CONSENT

B.K.S. 9-3-14
BRIAN K. SKINNER AND PHILIP M. RUDISILL, TRUSTEES, DATE
EITHER OF WHOM MAY ACT
LENDER / BENEFICIARY: TOWNEBANK
DEED OF TRUST DATED DECEMBER 2, 2013
RECORDED AS INSTRUMENT #130023626

SURVEYOR'S CERTIFICATE

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

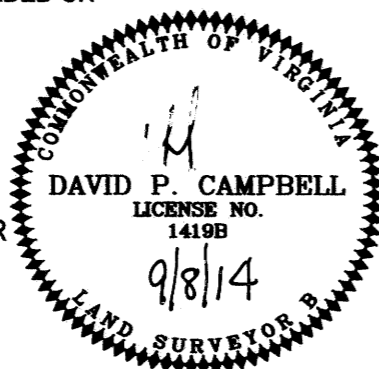
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS AS FOLLOWS:

LOT "E" (TAX MAP 25-02-00-000E) IS IN THE NAME OF HOLMAN D. SEDA AND AMY M. SEDA, HUSBAND AND WIFE, AND DAWN MARIE HOLIHAN AND WAS ACQUIRED FROM JOHN WAYNE PRESSON, BY DEED DATED DECEMBER 2, 2013 AND RECORDED ON DECEMBER 3, 2013 AS INSTRUMENT NUMBER 130023625.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 30, 2014

David P. Campbell 9/8/14
DAVID P. CAMPBELL 1419B DATE



OWNER NOTARY (HOLMAN D. SEDA & AMY M. SEDA)

STATE OF VIRGINIA
CITY / COUNTY York TO WIT:
I, Sandra Styers Allen, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 3rd DAY OF September, 2014
MY COMMISSION EXPIRES: August 31, 2016

Sandra Styers Allen 176784
NOTARY PUBLIC REG. NO.

OWNER NOTARY (DAWN MARIE HOLIHAN)

STATE OF VIRGINIA
CITY / COUNTY York TO WIT:
I, Sandra Styers Allen, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 3rd DAY OF September, 2014
MY COMMISSION EXPIRES: August 31, 2016

Sandra Styers Allen 176784
NOTARY PUBLIC REG. NO.

OWNER NOTARY (PHILIP M. RUDISILL AND BRIAN K. SKINNER)

STATE OF VIRGINIA
CITY / COUNTY Newport News TO WIT:
I, Elizabeth M. Nash, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 8th DAY OF September, 2014
MY COMMISSION EXPIRES: 02-28-15

Elizabeth M. Nash 207033
NOTARY PUBLIC REG. NO.

SITE STATISTICS

OWNER: HOLMAN D. SEDA & AMY M. SEDA AND DAWN M. HOLIHAN
ADDRESS: #200 ROBS ROAD
TAX I.D.: 25-02-00-000E
G.P.I.N.: T07b-4076-4279
ZONING: RR - RURAL RESIDENTIAL LOW DENSITY SINGLE FAMILY
LEGAL DESCRIPTION: LOT "E" - R. F. & W. M. PRESSON ESTATE (P.B. 8, PG. 97)
DEED REFERENCE: INST. #130023625
F.I.R.M. ZONE: AE (EL=7.7), X500, X
F.I.R.M. PANEL: 51199C0220C, DATED: 6/16/09

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- 30' --- BUILDING SETBACK LINE
- R-O-W DEDICATION
- JURISDICTIONAL NON-TIDAL WETLANDS
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA
- 10' --- UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: W. Maddalena
PLAT APPROVING AGENT

DATE: 12/9/14

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 10th DAY OF Dec, 2014, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 140019966

TESTE: Stacy Nelson
CLERK

Ronde Stuyvesant DC