

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.

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 EASEMENT CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENT BY THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S 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.

TOTAL AREA OF SUBDIVISION:	220,504 S.F. / 5.062 AC.±
AVERAGE LOT AREA	110,252 S.F. / 2.531 AC.±
MINIMUM LOT SIZE:	47,759 S.F. / 1.0964 AC.
MAXIMUM LOT SIZE:	172,745 S.F. / 3.9657 AC. (1.7794 AC. ABOVE NON-TIDAL WETLANDS)
UNDEVELOPABLE NON-TIDAL WETLANDS:	95,233 S.F. / 2.186 AC.±
DEVELOPABLE AREA:	125,271 S.F. / 2.876 AC.
AREA WITHIN RMA:	55,467 S.F. (25.2%)

SUBDIVISION OF THE PROPERTY OF
WALTER FAY PRESSON

BEING THE SUBDIVISION OF PARCEL "G2"
PER THE PLAT ENTITLED "RESUBDIVISION OF
PARCEL 'G' OF THE PLAT OF PARCEL 'G' &
PARCEL 'H', R. F. PRESSON ESTATE AND W.
M. PRESSON ESTATE" (P.B. 10, PG. 21)

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA

MARCH 28, 2014 SCALE: NOTED

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.

Walter Fay Presson 7-8-14
WALTER FAY PRESSON DATE

TRUSTEES CONSENT

Brian K. Skinner 7-16-14
BRIAN K. SKINNER AND PHILIP M. RUDISILL, TRUSTEES, DATE
EITHER OF WHOM MAY ACT
LENDER/BENEFICIARY: TOWNEBANK
DEED OF TRUST DATED MARCH 25, 2014
RECORDED AS INSTRUMENT #140004340,

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'.

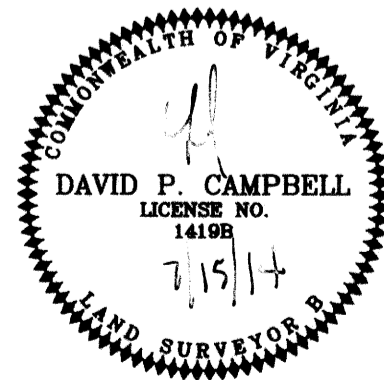
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS AS FOLLOWS:

PARCEL G2 (TAX MAP 25-35-00-000G2) IS IN THE NAME OF WALTER FAY PRESSON, AND WAS ACQUIRED FROM WALTER FAY PRESSON AND JUDITH HODGE PRESSON, HUSBAND AND WIFE, BY DEED DATED DECEMBER 30, 1974 AND RECORDED ON MARCH 25, 1975 IN DEED BOOK 275, PAGE 102.

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 7/15/14
DAVID P. CAMPBELL 1419B DATE



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.

OWNER NOTARY (WALTER FAY PRESSON)

STATE OF VIRGINIA
CITY / COUNTY York TO WIT:
I, Natalie C. Reneu, 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 8 DAY OF July, 20 14
MY COMMISSION EXPIRES: 10/31/2014

Natalie C. Reneu 7065214
NOTARY PUBLIC REG. NO.

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

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 10 DAY OF July, 20 14
MY COMMISSION EXPIRES: 8/31/2016

Sandra Styers Allen 176784
NOTARY PUBLIC REG. NO.

SITE STATISTICS

OWNER: WALTER FAY PRESSON
ADDRESS: #220 RAILWAY ROAD
TAX I.D.: 25-35-00-000G2
G.P.I.N.: T07b-4069-3154
ZONING: RR - RURAL RESIDENTIAL LOW DENSITY SINGLE FAMILY
LEGAL DESCRIPTION: RESUBDIVISION OF PARCEL "G" OF THE PLAT OF PARCEL "G" & PARCEL "H", R.F.PRESSON ESTATE AND W.M. PRESSON ESTATE (P.B. 10, PG. 21)
DEED REFERENCE: D.B. 275, PG. 102
F.I.R.M. ZONE: X500, X
F.I.R.M. PANEL: 51199C0220C, DATED: 6/16/09

*FLAG LOT DESIGN OF LOT G2-A APPROVED BY THE ZONING ADMINISTRATOR ON 2-16-2012 BECAUSE OF THE PRESENCE OF JURISDICTIONAL WETLANDS ON PROPERTY.

ZONING: RR - RURAL RESIDENTIAL
LOW DENSITY SINGLE FAMILY

MINIMUM BUILDING SETBACKS
FRONT YARD: 50'
SIDE YARD: 20'
REAR YARD: 50'

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- PROPOSED EASEMENT

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena
PLAT APPROVING AGENT

DATE: 12/18/14

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 19th DAY OF Dec, 20 14 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 140020967.

TESTE: Kristen N. Nelson
CLERK

BY: Carolee Head etc.