



VICINITY MAP SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION

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.

H.R. Ashe
 SEEFORD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY DATE 7-26-16
 BY: H.R. ASHE, MANAGER

NOTARY PUBLIC FOR H.R. ASHE, MANAGER OF SEEFORD, LLC

STATE OF VIRGINIA
 CITY / COUNTY York TO WIT:
 I, Delwyn M. Kennedy 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 26 DAY OF July, 2016
 MY COMMISSION EXPIRES: 12-31-2017

Delwyn M. Kennedy
 NOTARY PUBLIC REG. NO. 7568433

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 IN THE NAME OF SEEFORD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM HOWARD J. OSBORN TRUSTEE OF THE HOWARD J. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE HOWARD J. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000, AND RACHEL L. OSBORN, TRUSTEE OF THE RACHEL L. OSBORN REVOCABLE TRUST CREATED UNDER REVOCABLE TRUST AGREEMENT (THE RACHEL L. OSBORN REVOCABLE TRUST) DATED OCTOBER 24, 2000, BY DEED DATED JULY 8, 2011 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JULY 11, 2011 AS INSTRUMENT No. 110010380.

THE ABOVE DEED IS 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 31, 2016.

David P. Campbell
 DAVID P. CAMPBELL 1419B DATE 7/26/16

VERTICAL CONTROL:
 COUNTY OF YORK
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 83
 LOCATION: SEE VICINITY MAP
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,090,150.904
 Y- 3,599,712.170
 ELEVATION OF STATION: 6.37 (N.G.V.D.) (1929)

CHESAPEAKE BAY AND FLOOD PLAIN 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.
 THIS SUBDIVISION LIES WITHIN THE RESOURCE MANAGEMENT AREA.
 NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTUALLY 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.

LEGEND

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- BUILDING SETBACK LINE
- F.I.R.M. ZONE AE (EL=7)
F.I.R.M. ZONE AE (EL=6) F.I.R.M. ZONE BOUNDARY
- DRAINAGE EASEMENT
- CENTERLINE OF STREET RW
- U.S.A.C.O.E. JURISDICTIONAL WETLANDS

EASEMENT NOTES

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) RIGHT OF INGRESS AND EGRESS OVER 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.

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 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.

ALL RIGHT-OF-WAYS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

STREETS WITHIN RIGHT-OF-WAY ARE INTENDED TO BE ACCEPTED INTO THE STATE-MAINTAINED SYSTEM OF HIGHWAYS AT A LATER TIME.

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 SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

U.S. ARMY CORPS OF ENGINEERS PROJECT #NAO 2006-7894 CLAXTON CREEK (VALID UNTIL MARCH 18, 2017) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED SEPTEMBER 4, 2012 REGARDING THE JURISDICTIONAL WETLANDS DELINEATION.

JURISDICTIONAL WETLAND IMPACTS (3, 381± S.F. AND 940± S.F.) PER U.S. ARMY CORPS OF ENGINEERING PERMIT #NAO-201207894 (CLAXTON CREEK/CHISMAN CREEK) DATED SEPTEMBER 4, 2012.

VDOT AND YORK COUNTY STORMWATER MANAGEMENT NOTE

THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

COMMON AREAS

COMMON AREAS #1, #2 AND #3 AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE OSBORN LANDING HOMEOWNER'S ASSOCIATION.

UTILITY NOTES:

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

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

RR (RURAL RESIDENTIAL DISTRICT)
 MINIMUM BUILDING SETBACKS PER OPEN SPACE CLUSTER DEVELOPMENT STANDARDS:

- FRONT YARD: 50' (EXTERNAL STREETS) / 30' (INTERNAL STREETS)
- SIDE YARD: 10'
- REAR YARD: 20'

THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT (PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE)

SUBDIVISION OF
OSBORN LANDING
 (BEING A SUBDIVISION OF PARCEL "A"
 PROPERTY OF HOWARD J. OSBORN)
 (INSTRUMENT #110010031)
 GRAFTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE: 1"=60' DATE: MAY 23, 2016
 CAMPBELL LAND SURVEYING, INC.
 P.O. BOX 855
 YORKTOWN, VIRGINIA 23692
 (757) 890-0837
 SHEET 1 OF 4

ADDRESS	TAX MAP	GPIN
#3613 SEAFORD ROAD	26-00-00-026	V09C-1400-0029
ZONING:	RR (RURAL RESIDENTIAL DISTRICT)	
REFERENCES:	PARCEL "A" - BEING THE PROPERTY OF SEEFORD, LLC; (INSTR. #110010031)	
OWNER:	SEEFORD, LLC	
FLOOD ZONE:	X500, AE (EL=6 AND EL=7) (1988 DATUM)	
F.I.R.M. PANEL:	51199C0133D (DATED: JANUARY 16, 2015)	
PROPOSED NUMBER OF LOTS	= 16	
MINIMUM LOT SIZE	= 14,689 S.F.	
MAXIMUM LOT SIZE	= 44,994 S.F.	
TOTAL AREA LOTS	= 435,026 S.F.	9.9868 AC.
TOTAL COMMON AREA *	= 357,140 S.F.	8.1988 AC.
AREA DEDICATED TO PUBLIC	= 95,585 S.F.	2.1943 AC.
USE FOR RIGHT-OF-WAY PURPOSES		
TOTAL AREA OF SUBDIVISION	= 887,751 S.F.	20.3800 AC.

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: *Steven L. Cassel*
 PLAT APPROVING AGENT
 DATE: November 9, 2016

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 November, 2016, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 160021852 2:15pm.
 TESTE: _____ CLERK
 BY: *Clarence M. Miller, Jr.*

APPROVED
Steve Brader
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 DATE 12-29-2016

