

YORK COUNTY SURVEY MONUMENT

STA. NO. 122
 E: 12,083,462.597
 N: 3,574,260.078
 ELEV: 32.49' (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.

GENERAL NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 12, PGS. 241 & 242 AS WELL AS INST. #100021354.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" PER FLOOD INSURANCE RATE MAP #51199C0156D DATED JANUARY 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THIS PLAT IS BASED ON A PHYSICAL SURVEY PERFORMED 09/04/2018.
7. THE VACATION OF THE UNIMPROVED STUB STREET RIGHT-OF-WAY IDENTIFIED AS "50' R/W RESERVED FOR FUTURE EXTENSION" SHOWN ON THE SUBDIVISION PLAT ENTITLED "SUBDIVISION PLAT OF THE HOMESTEAD" RECORDED IN P.B. 12, PG. 241-242, WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION NO. R18-20 ON FEBRUARY 20, 2018.
8. THE RESUBDIVISION OF THE PROPERTY FORMERLY WITHIN THE VACATED "50' R/W RESERVED FOR FUTURE EXTENSION" AND CONVEYANCE TO THE OWNER OF THE ADJACENT PROPERTY OWNED BY DOUGLAS ZIEGLER (LOT 3) WAS APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS BY ADOPTION OF RESOLUTION NO. R18-20 ON FEBRUARY 20, 2018.
9. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith 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 TRACT OR PARCEL ALREADY OWNED BY DOUGLAS D. ZIEGLER, III AND MADONNA A. ZIEGLER AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
10. THE LIMITS OF THE NATURAL RESOURCES HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF CHESAPEAKE BAY PRESERVATION AREAS.

RESUBDIVISION OF LOT 3 & VACATED 50' UNIMPROVED RIGHT-OF-WAY THE HOMESTEAD

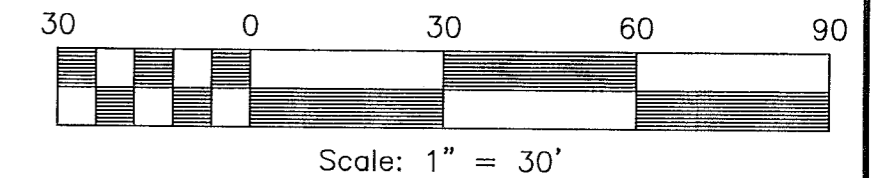
DATE: 10/02/18 SCALE: 1"=30' JOB #: 18-370

LandTech Resources, Inc.
 Engineering & Surveying Consultants

3925 Midlands Road, Williamsburg, Virginia 23188

Telephone: 757-565-1677 Fax: 757-565-0782

Web: landtechresources.com



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.

[Signature] 11/2/2018
 DOUGLAS D. ZIEGLER, III DATE

[Signature] 11/2/2018
 MADONNA A. ZIEGLER DATE

NOTARY STATEMENT FOR DOUGLAS D. ZIEGLER, III & MADONNA A. ZIEGLER
 STATE OF VIRGINIA
 COUNTY OF **JAMES City**
 TO WIT:

I, **LINDA F. VERGAKIS**, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 2ND DAY OF NOVEMBER, 2018.

[Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES **AUG. 31, 2022**

REGISTRATION NO. **7623437**

SURVEYOR'S CERTIFICATE

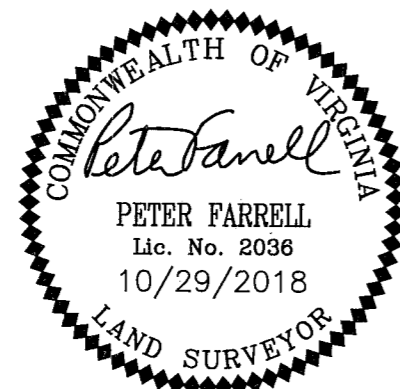
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT (LOT 3, THE HOMESTEAD) IS OWNED BY DOUGLAS D. ZIEGLER, III & MADONNA A. ZIEGLER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM WILLIAM L. HARTMAN & BEVERLY D. HARTMAN, HUSBAND AND WIFE, BY DEED DATED AUGUST 8, 2013 AND DULY RECORDED AS INSTRUMENT NO. 130015733 ON AUGUST 16, 2013.

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

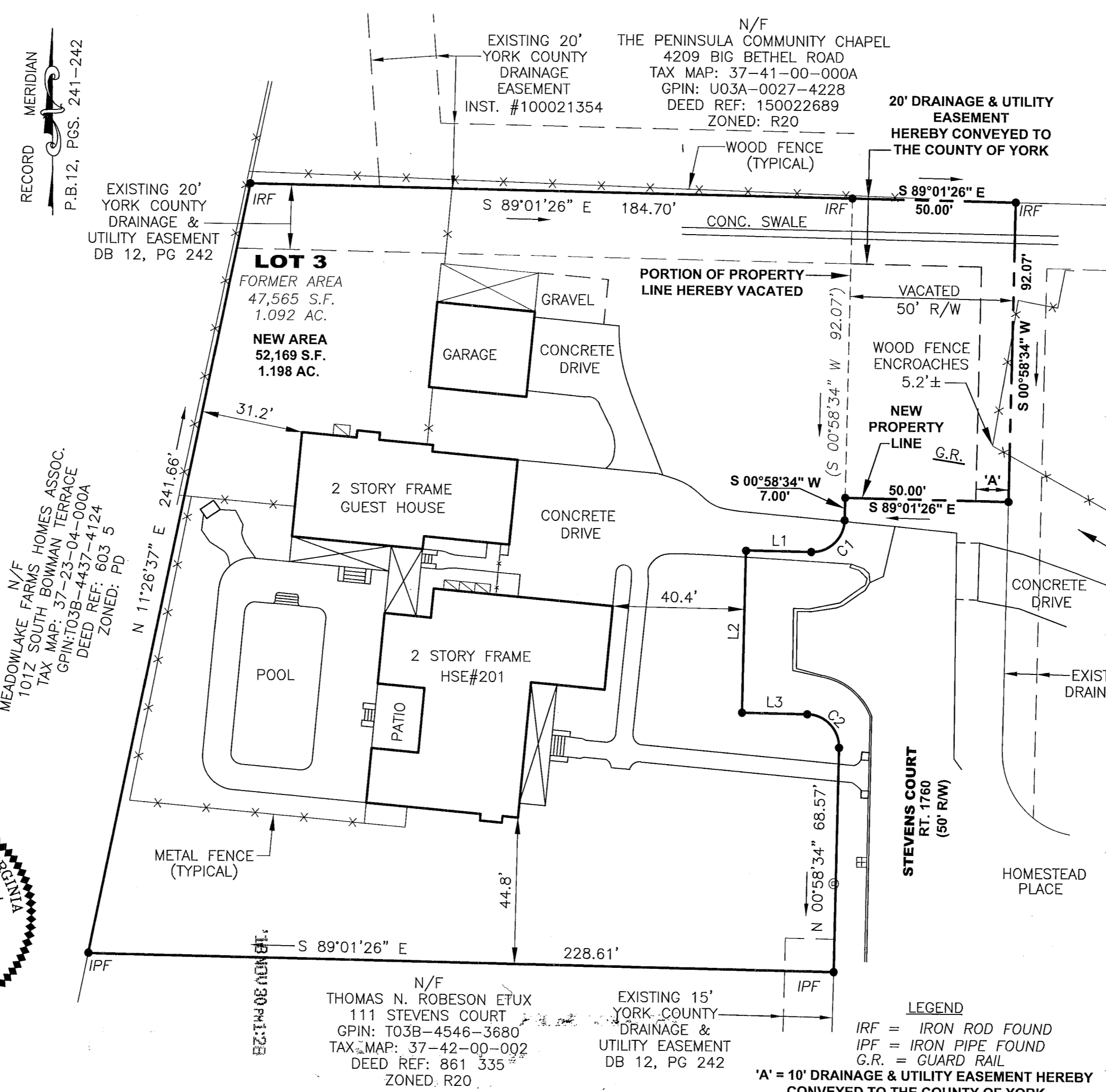
I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2018.

[Signature] 10/29/2018
 PETER FARRELL, L.S. 2036 DATE



LINE	BEARING	DIST.
L1	N 89°01'26" W	20.00'
L2	S 00°58'34" W	50.00'
L3	S 89°01'26" E	20.00'

NO.	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.71'	10.00'	90°00'00"	S 45°58'34" W	14.14'
C2	15.71'	10.00'	90°00'00"	S 44°01'26" E	14.14'



LOT 3

TAX MAP # 37-42-00-003
 GPIN: T03b-4561-3847
 ZONING: R20: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
 ADDRESS: 201 STEVENS COURT
 PROPERTY IS ZONED R20
 FRONT SETBACK: 40'
 SIDE SETBACK: 15'
 REAR SETBACK: 30'

UTILITIES:

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

AREA CALCULATIONS

	FORMER AREA	NEW AREA
LOT 3	47,565 S.F. 1.092 AC.	52,169 S.F. 1.198 AC.
VACATED 50' R/W	4,604 S.F. 0.1057 AC.	----
TOTAL AREA		52,169 S.F. 1.198 AC.

REFERENCE:
 P.B. 12, PGS. 241-242

N/F
 DANNY R &
 YVONNE M ALLEN, TRS
 101 HOMESTEAD PLACE
 TAX MAP: 37-42-00-004
 GPIN: T03B-4780-3870
 DEED REF: 120014755

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]*
 PLAT APPROVING AGENT

DATE: **NOVEMBER 30, 2018**

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 30 DAY OF November 2018. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 180021778

TESTE: **KRISTINA N. NELSON, CLERK**
 CLERK

BY: *[Signature]*

'A' = 10' DRAINAGE & UTILITY EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK

LEGEND

IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 G.R. = GUARD RAIL

N/F
 THOMAS N. ROBESON ETUX
 111 STEVENS COURT
 GPIN: T03B-4546-3680
 TAX MAP: 37-42-00-002
 DEED REF: 861 335
 ZONED: R20

EXISTING 15' YORK COUNTY DRAINAGE & UTILITY EASEMENT DB 12, PG 242