



VICINITY MAP
SCALE: 1"=2000'

YORK COUNTY SURVEY MONUMENT

STA. NO. 114
E: 12089106.906 (US SURVEY FEET)
N: 3577450.129 (US SURVEY FEET)
ELEV: 8.12' (NGVD 1929)

STA. NO. 115
E: 12089059.863 (US SURVEY FEET)
N: 3581257.605 (US SURVEY FEET)
ELEV: 9.48' (NGVD 1929)

CHESAPEAKE BAY/WATERSHED MANAGEMENT

THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2.

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/OR TRUSTEES.

BY: [Signature] 3/6/19
MICHAEL D. BARBER DATE
BY: [Signature] 3/6/19
SUSAN L. BARBER DATE

NOTARY STATEMENT FOR MICHAEL D. BARBER AND SUSAN L. BARBER

STATE OF VIRGINIA
COUNTY OF JAMES CITY
TO WIT:

I, LINDA 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 6th DAY OF MARCH, 2019.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 31, 2022
REGISTRATION NO. 7623437

SUBDIVISION OF
THE PROPERTY OF
MICHAEL D. BARBER & SUSAN L. BARBER
BEING LOCATED IN THE
BETHEL MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA
DATE: 3/04/2019 SCALE: 1"=40' JOB #14-163
SHEET 1 OF 2



3925 Midlands Road Williamsburg, VA 23188
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web: landtechresources.com

SITE INFORMATION

TAX MAP PARCEL: 30-00-00-244
GPIN: U05b-4818-3080
ZONING: RR (RURAL RESIDENTIAL)
ADDRESS: 1704 CALTHROP NECK ROAD
YORKTOWN, VIRGINIA 23693

UTILITIES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

AREA CALCULATIONS		
GPIN U05b-4818-3080:	3.3310 AC.	145,100 S.F.
NEW LOT 1 TOTAL	1.5931 AC.	69,397 S.F.
NEW LOT 2 TOTAL	1.7379 AC.	75,703 S.F.
TOTAL SUBDIVIDED AREA	3.3310 AC.	145,100 S.F.
UNDEVELOPABLE AREA	1.8327 AC.	55%

NOTES:

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAT IS BASED ON A SURVEY BY DAVIS & ASSOCIATES, P.C. COMPLETED FEBRUARY 23, 2012.
- PROPERTY LIES IN F.I.R.M. ZONE "SHADED" X ACCORDING TO FEMA COMMUNITY PANEL #51199C0143D - EFFECTIVE MAP DATE OF JANUARY 16, 2015.
- IMPROVEMENTS ON PROPERTIES ARE NOT SHOWN.
- MINIMUM BUILDING SETBACKS (RR, RURAL RESIDENTIAL ZONING DISTRICT):
FRONT: 50'
SIDE YARD: 20'
REAR: 50'
MINIMUM LOT SIZE: 43,560 S.F.
MINIMUM LOT WIDTH: 150'
MAXIMUM BUILDING HEIGHT: 35'
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA.
- ALL OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE MANAGEMENT AREA.
- 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 ITS OUTFLOW STRUCTURES, TO THE EXTEND ALLOWED BY LAW.
- 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 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.

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 IS IN THE NAME OF MICHAEL D. BARBER AND SUSAN L. BARBER, HUSBAND AND WIFE, AND WAS ACQUIRED FROM CURTIS SWACKHAMMER, SUCCESSOR DEATH TRUSTEE UNDER THE MYRNA H. SWACKHAMMER FAMILY TRUST, DATED MAY 12, 2007, BY DEED DATED APRIL 15, 2016 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY - POQUOSON, VIRGINIA ON APRIL 15, 2016 AS INSTRUMENT NO 160006017.

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

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOW ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2019.

[Signature] DATE: 3/4/2019
MATTHEW H. CONNOLLY
LAND SURVEYOR NO. 2053



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: MARCH 29, 2019

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10 DAY OF April 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 190004983

TESTE: [Signature]
CLERK

BY: [Signature]