

VICINITY MAP SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 114 - COORDINATES--U.S.SURVEY FEET-- 12089106.906(E), 3577450.129(N) ELEVATION= 13.74' (NGVD 1929 DATUM) ELEVATION= 12.69' (NAVD 1988 DATUM)
115 - COORDINATES--U.S.SURVEY FEET-- 12089059.863(E), 3581257.605(N) ELEVATION= 9.48' (NGVD 1929 DATUM) ELEVATION= 8.43' (NAVD 1988 DATUM)

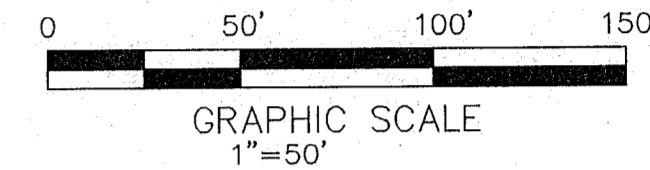
NOTES:

- 1. PROPERTY SHOWN HEREON IS LOCATED IN ZONES VE (10), AE (EL 8'), AND X(500), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER NUMBER 51199C0143D, EFFECTIVE DATE: JANUARY 16, 2015.
2. A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THESE AREAS 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.
3. TAX PARCEL: #30-00-00-246 GPIN #: U05b-4040-3276
4. THE PROPERTIES SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE: 50' FRONT; 20' SIDE & 50' REAR.
5. THE 100-FOOT RPA BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
6. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
7. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY OF YORK BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE (i) THE 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 UTILITY FACILITIES.
8. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY 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 PLAN.
9. THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAY SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF EIGHT INCHES (8") AND A MINIMUM WIDTH OF TEN FEET (16').
10. THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

FAMILY SUBDIVISION OF THE PROPERTY OF ROBERT W. GEORGE & DIANA H. GEORGE PHASES ONE & TWO

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA SCALE: 1"=50' DATE: MAY 5, 2019 SHEET 1 OF 3

DAVIS & ASSOCIATES, P.C. LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867-8583



SYMBOLS

- 50' B (with arrow) DENOTES MINIMUM BUILDING SETBACK LINES
P (with circle) DENOTES IRON PIPE FOUND
. (with circle) DENOTES IRON ROD FOUND
. (with circle) DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
[ ] DENOTES CONCRETE MONUMENT FOUND
[ ] DENOTES CONCRETE MONUMENT TO BE SET
RPA DENOTES RESOURCE PROTECTION AREA
RMA DENOTES RESOURCE MANAGEMENT AREA

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, IF ANY.

Robert W. George 10/11/19 DATE
DIANA H. GEORGE 10/11/19 DATE

NOTARY PUBLIC FOR ROBERT W. GEORGE AND DIANA H. GEORGE

STATE OF Va COUNTY OF Hampton TO WIT: I, Sherri McQuillan, A NOTARY PUBLIC IN AND FOR THE CITY OF Hampton DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S), WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 11 DAY OF October, 2019. NOTARY PUBLIC 202784 REGISTRATION NO. MY COMMISSION EXPIRES: 11-30-2021



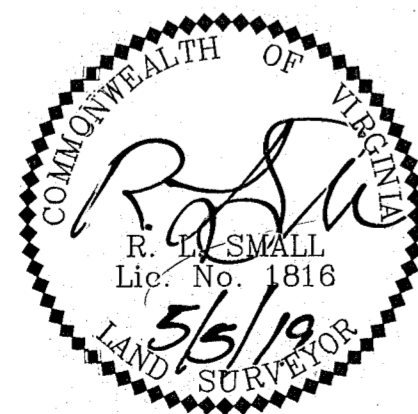
SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 FAMILY SUBDIVISION PLAT IS IN THE NAME OF:

TAX MAP #: 30-00-00-246 - ROBERT W. GEORGE AND DIANA H. GEORGE, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DOROTHY J. BAILEY BY DEED DATED JUNE 21, 2017 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON JULY 6, 2017 IN INSTRUMENT NO. 170012218.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WERE SET ON AUGUST 1, 2019.

R. L. SMALL, L.S. 5/5/19 DATE



CONSENT OF LENDER

Steven D. Hussell SENIOR VICE PRESIDENT ASSIGNEE: THE OLD POINT NATIONAL BANK OF PHOEBUS ASSIGNMENT OF LEASES AND RENTS DATED JUNE 30, 2017 RECORDED AS INSTRUMENT NO. 170012220

TRUSTEE CONSENT (ROBERT W. GEORGE & DIANA H. GEORGE)

Thomas A. Burcher, TRUSTEE BENEFICIARY: THE OLD POINT NATIONAL BANK OF PHOEBUS DEED OF TRUST DATED JUNE 30, 2017 RECORDED AS INSTRUMENT NO. 170012219

NOTARY PUBLIC FOR THOMAS A. BURCHER

STATE OF Va COUNTY OF Hampton TO WIT: Sherri McQuillan, A NOTARY PUBLIC IN AND FOR THE CITY OF Hampton DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15 DAY OF October, 2019. NOTARY PUBLIC 202784 REGISTRATION NO. MY COMMISSION EXPIRES: 11-30-2021

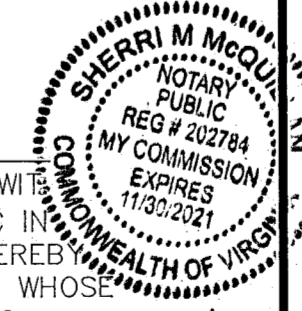
'CONVENTIONAL' SUBDIVISION 'PHASE - ONE' (LOT 1) 'FAMILY' SUBDIVISION 'PHASE - TWO' (LOTS 2-4) IN ACCORDANCE WITH YORK COUNTY ZONING ORDINANCE

TRUSTEE CONSENT (ROBERT W. GEORGE & DIANA H. GEORGE)

Donald S. Buckless BENEFICIARY: THE OLD POINT NATIONAL BANK OF PHOEBUS DEED OF TRUST DATED JUNE 30, 2017 RECORDED AS INSTRUMENT NO. 170012219 AND INSTRUMENT NO. 170012220

NOTARY PUBLIC FOR DONALD S. BUCKLESS

STATE OF Va COUNTY OF Hampton TO WIT: Sherri McQuillan, A NOTARY PUBLIC IN AND FOR THE CITY OF Hampton DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 15 DAY OF Oct, 2019. NOTARY PUBLIC 202784 REGISTRATION NO. MY COMMISSION EXPIRES: 11-30-2021



APPROVED YORK COUNTY BOARD OF SUPERVISORS

By: Susan Kassel PLAT APPROVING AGENT

DATE: OCTOBER 23, 2019

APPROVED VIRGINIA DEPARTMENT OF TRANSPORTATION

By: Glen Bader DATE: 23 Oct 2019

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 24th DAY OF October 2019, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 190017447

TESTE: Kristen N Nelson CLERK By: Christine Webber Odey

UTILITY NOTES:

- WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SANITARY SEWER PROVIDED BY THE COUNTY OF YORK, VA.