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**VICINITY MAP** (Approximate Scale: 1" = 2000')

**CERTIFICATION OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SMITH FARM ESTATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SMITH ASSET MANAGEMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED MAY 9, 2018 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 15, 2018 AS INSTRUMENT NO. 180011048.

**OWNER'S CONSENT AND DEDICATION**

TAX MAP PARCEL 30-00-00-182

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.

SMITH FARM ESTATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Thomas T. Thompson 2/12/2020  
DATE

THOMAS T. THOMPSON MANAGER  
PRINTED NAME TITLE

**NOTARY PUBLIC FOR SMITH FARM ESTATES, LLC:**

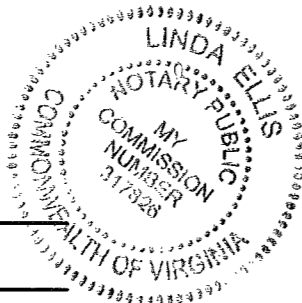
CITY/COUNTY OF Hampton  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF February 12, 2020

BY: Thomas Thompson

(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)  
Linda Ellis  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 317826

MY COMMISSION EXPIRES: 1/31/2022



**TRUSTEE'S CONSENT AND DEDICATION:**

TRUSTEE: TBVAT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Susan H. Harris 2-12-2020  
DATE

Susan H. Harris MEMBER  
PRINTED NAME TITLE

DEED OF TRUST DATED JUNE 13, 2018  
RECORDED AS INSTRUMENT NO. 180011049  
BENEFICIARY: TOWNE BANK

**NOTARY PUBLIC FOR TRUSTEE, TBVAT, LLC:**

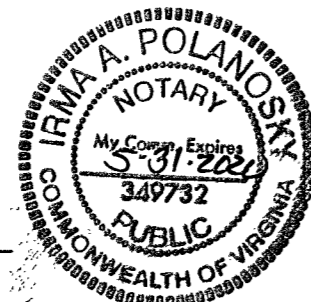
CITY/COUNTY OF Newport News  
COMMONWEALTH OF VIRGINIA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2-12, 2020

BY: Susan H. Harris

(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)  
Irma A. Polanosky  
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 349732

MY COMMISSION EXPIRES: 5/31/2020



**GENERAL NOTES:**

- THIS PLAT IS BASED ON PLATS OF RECORD, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS, AND OTHER AVAILABLE INFORMATION. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY SHOWN HEREON IS ALL OF:  
TAX MAP PARCEL: 30-00-00-182 GPIN: T04g-2314-2904
- THE SUBJECT PARCEL IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL) WITH PROFFERS. THE SITE WAS REZONED FROM RR (RURAL RESIDENTIAL) IN ACCORDANCE WITH THE YORK COUNTY ORDINANCE NO. 17-15 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON NOVEMBER 21, 2017. THE PROPOSED SMITH FARM ESTATES, PHASE 1A SUBDIVISION IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- MINIMUM BUILDING SETBACKS PER SEC. 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE:**  
FRONT YARD: 50' (EXTERNAL STREETS)/30' (INTERNAL STREETS)  
SIDE YARD: 10'  
REAR YARD: 20'
- 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 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.  
(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 PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X (SHADED)" (AREAS OF 0.2% CHANCE FLOOD), ZONE "AE" (BASE FLOOD ELEVATION DETERMINED; EL 7 & EL 8), AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51199C0139D WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, US ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2019-00280, VALID UNTIL MAY 7, 2023 PER US ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MAY 7, 2018 (692,946 SF / 15.91 AC).
- HORIZONTAL DATUM**  
YORK COUNTY GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83  

<b>STATION NO. 111 RESET</b>	<b>STATION NO. 120</b>
N: 3575691.365	N: 3572959.931
E: 12085261.837	E: 12078735.772
ELEVATION: 32.81' (NGVD 29)	ELEVATION: 33.11' (NGVD 29)
(GPS DERIVED)	
- TOTAL NUMBER OF LOTS = 28
- 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.
- UTILITY NOTES:  
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.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- COMMON AREA 'A' AND COMMON AREA 'B' AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE SMITH FARM ESTATES HOMEOWNERS ASSOCIATION.
- THE BMPs ARE TO THE BENEFIT OF THE SMITH FARM ESTATES HOMEOWNERS ASSOCIATION. YORK COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF THE BMPs. THE DRAINAGE EASEMENTS ARE FOR ASSURING THAT THE DRAINAGEWAYS STAY OPEN.
- THE 100-FOOT RESOURCE PROTECTION AREA (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.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 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.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-012).
- 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 THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE STREETS WITHIN THE RIGHT-OF-WAY ARE INTENDED TO BE ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
- ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE SMITH FARMS ESTATES, PHASE 1A SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.

**REFERENCE:**

- |                          |                          |
|--------------------------|--------------------------|
| DEED BOOK 74, PAGE 33    | VEPCO ELECTRIC EASEMENT  |
| DEED BOOK 113, PAGE 488  | VEPCO ELECTRIC EASEMENT  |
| DEED BOOK 174, PAGE 786  | C&P TELEPHONE EASEMENT   |
| DEED BOOK 274, PAGE 720  | HRSD FORCE MAIN EASEMENT |
| DEED BOOK 283, PAGE 612  | PLAT                     |
| PLAT BOOK 5, PAGE 29     | PLAT                     |
| PLAT BOOK 7, PAGE 81     | PLAT                     |
| PLAT BOOK 7, PAGE 175    | PLAT                     |
| PLAT BOOK 13, PAGE 17    | PLAT                     |
| INSTRUMENT NO. 060008850 | PLAT                     |
| INSTRUMENT NO. 070013636 | PLAT                     |
| INSTRUMENT NO. 070024281 | PLAT                     |
| INSTRUMENT NO. 100019522 | PLAT                     |
| INSTRUMENT NO. 100019524 | PLAT                     |

SOURCE DEED FOR TAX PARCEL 30-00-00-182  
PER INSTRUMENT NO. 180011048

**AREA TABULATION - SMITH FARM ESTATES, PHASE 1A**

AREA OF LOTS (28 LOTS: LOTS 1-19, LOTS 110-113 AND LOTS 82-86)	454,234 S.F.	10.427 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (OCTAVIA DRIVE, WHIPPOORWILL TURN, WILLIAM STORRS ROAD AND GOFFIGANS TRACE)	135,959 S.F.	3.121 AC.±
AREA TO BE DEDICATED TO PUBLIC USE FOR (S.R.706) RIGHT-OF-WAY PURPOSES	33,405 S.F.	0.767 AC.±
AREA OF COMMON AREA 'A' (CA-A)	331,658 S.F.	7.614 AC.±
AREA OF COMMON AREA 'B' (CA-B)	750,357 S.F.	17.226 AC.±
AREA OF PROPOSED PUMP STATION (TO BE CONVEYED TO YORK COUNTY IN THE FUTURE)	12,224 S.F.	0.281 AC.±
TOTAL SUBDIVIDED AREA - SMITH FARM ESTATES, PHASE 1A	1,717,837 S.F.	39.436 AC.±
REMAINING AREA OF TAX MAP PARCEL: 30-00-00-182 (FUTURE DEVELOPMENT - REMAINDER SMITH FARM ESTATES)	3,244,750 S.F.	74.489 AC.±
TOTAL AREA OF TAX MAP PARCEL: 30-00-00-182	4,962,587 S.F.	113.925 AC.±

**PLAT OF SUBDIVISION  
SMITH FARM ESTATES  
PHASE 1A  
BETHEL DISTRICT  
YORK COUNTY, VIRGINIA**

Date: 07/25/2019 Scale: NOTED Proj. No.: W10415-02 Proj. Contacts: MHR/JCA



SHEET 1 OF 11

**SURVEYOR'S STATEMENT**

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

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 11, 2020.

Mark Houston Ricketts, L.S. 02-11-2020  
DATE



**INDEX OF SHEETS:**

SHEET NUMBER	SHEET DESCRIPTION
1 OF 11	COVER SHEET
2 OF 11	OVERALL BOUNDARY
3 OF 11	SUBDIVISION, LOTS 1-8, 12-15, 110-113, CA-B
4 OF 11	SUBDIVISION, COMMON AREA A
5 OF 11	SUBDIVISION, LOTS 9-11, COMMON AREA B
6 OF 11	SUBDIVISION, LOTS 16-19, 82-86, PUMP STATION
7 OF 11	CURVE AND LINE TABLES
8 OF 11	EASEMENT DETAILS, LOTS 1-5, 110-113, CA-A
9 OF 11	EASEMENT DETAILS, LOTS 6-15, CA-B
10 OF 11	EASEMENT DETAILS, LOTS 16-19, 83-86, CA-B
11 OF 11	EASEMENT DETAILS, LOTS 18-19, 82-84, PUMP STATION & FUTURE DEVELOPMENT / REMAINDER LANDS AREA

**APPROVED:**

VIRGINIA DEPARTMENT OF TRANSPORTATION

Alan Bank 14 Feb 2020  
BY: DATE:

**APPROVED:**

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassar, PLAT APPROVING AGENT

DATE: FEBRUARY 18 2020

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 20<sup>th</sup> DAY OF February, 2020  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS, AS INSTRUMENT NO. 200003165

TESTE: Pauline Mitchell, Clerk, CLERK

BY: Pauline Mitchell, Clerk