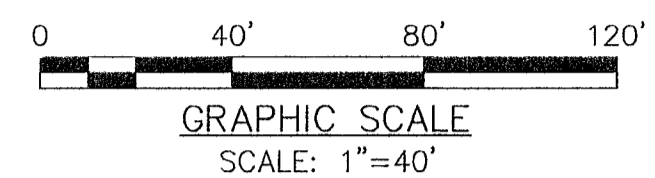


PRIMARY U.S. GEODETIC CONTROL MONUMENTS

056	12,064,796.016(E), 3,603,684.219(N) (U.S. SURVEY FEET) ELEVATION OF STATION= 54.61' (NGVD 1929 DATUM)
058	12,067,979.271(E), 3,601,253.260(N) (U.S. SURVEY FEET) ELEVATION OF STATION= 59.25' (NGVD 1929 DATUM)

- NOTES:
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY 510182, MAP NUMBER 51199C0128D, EFFECTIVE DATE JANUARY 16, 2015.
 - THE PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 40' (FEET)
SIDE: 15' (FEET)
REAR: 30' (FEET)
THE MINIMUM LOT AREA = 20,000 S.F.
 - THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN HEREON IS 24-00-00-008.
 - THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON IS Q09a-1243-4800.

SUBDIVISION PLAT
OF THE PROPERTY OF
MCR PROPERTIES, LLC
NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: AUGUST 14, 2019
SHEET 1 OF 2
DAVIS & ASSOCIATES, P.C.
LAND SURVEYORS AND PLANNERS
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA 23693
(757)867-8583



VICINITY MAP
SCALE: 1"=2000'

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.

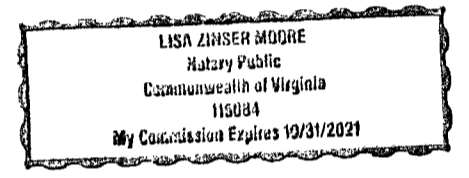
Michael J. Veraldi, Manager 23 March 2020
MICHAEL J. VERALDI, MANAGER DATE
MCR PROPERTIES LLC

TRUSTEE'S CONSENT:
Richard A. Bjornstad, Trustee 3/24/2020
RICHARD A. BJORNSTAD, TRUSTEE DATE
RICHMOND REHAB FUNDING, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BENEFICIARY: RICHMOND REHAB FUNDING, LLC
DEED OF TRUST DATED: JUNE 21, 2018
RECORDED AS INSTRUMENT #180011572

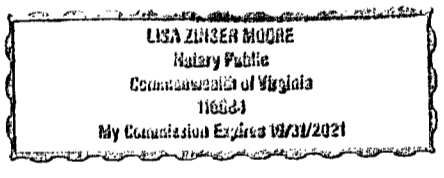
NOTARY PUBLIC FOR
MICHAEL J. VERALDI, MANAGER
STATE OF Virginia
COUNTY/CITY OF Henrico TO WIT:
I, Lisa Zinser Moore, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 23rd DAY OF March, 2020.

Lisa Zinser Moore 116084
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 10/31/2021



NOTARY PUBLIC FOR
RICHARD A. BJORNSTAD, TRUSTEE
STATE OF Virginia
COUNTY/CITY OF Henrico TO WIT:
I, Lisa Zinser Moore, A NOTARY PUBLIC IN AND FOR THE State OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 24th DAY OF March, 2020.

Lisa Zinser Moore 116084
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 10/31/2021



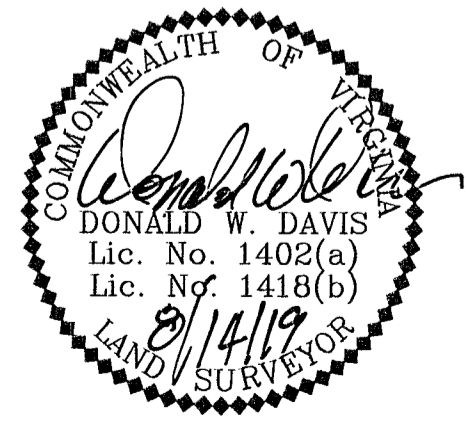
- UTILITY NOTES:
WATER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- THE PROPERTY SHOWN HEREON LIES OUTSIDE THE CHESAPEAKE BAY PRESERVATION AREAS.
- 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.
- 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.
- ALLOWABLE IMPERVIOUS COVER PER LOT = 6,018 S.F. (24%)

- S Y M B O L S -**
- DENOTES IRON PIPE FOUND (IPF)
 - DENOTES IRON ROD FOUND (IRF)
 - DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES (IRS)
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT TO BE SET
 - — — DENOTES PROPERTY LINE
 - · — · — DENOTES ADJACENT PROPERTY LINE
 - · — · — DENOTES EASEMENT LINE
 - 15' B 30' B 40' B DENOTES BUILDING SETBACK LINE
 - ⬡ DENOTES EASEMENT DESIGNATION (SEE EASEMENT LEGEND)

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 SUBDIVISION IS IN THE NAME OF:

MCR PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM RALPH EUGENE CARR BY DEED DATED JUNE 13, 2018 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 25, 2018 IN INSTRUMENT NUMBER 180011570.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 1, 2020.
Donald W. Davis 8/14/19
DONALD W. DAVIS, L.S. DATE



AREA TABULATION

LOT 1:	0.5376 ACRE (23,418 S.F.)
LOT 2:	0.4988 ACRE (21,728 S.F.)
LOT 3:	0.6905 ACRE (30,078 S.F.)
TOTAL AREA:	1.7269 ACRES (75,224 S.F.)
TOTAL SUBDIVIDED AREA:	1.7269 ACRES (75,224 S.F.)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Susan Kassel*
PLAT APPROVING AGENT
DATE: MARCH 26, 2020

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 27th DAY OF March, 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 200005342
TESTE: _____
CLERK
BY: *Debrae Uttall, DC*