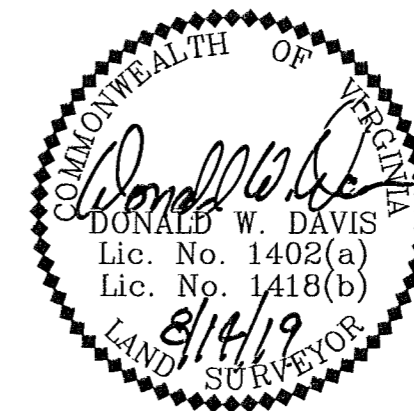
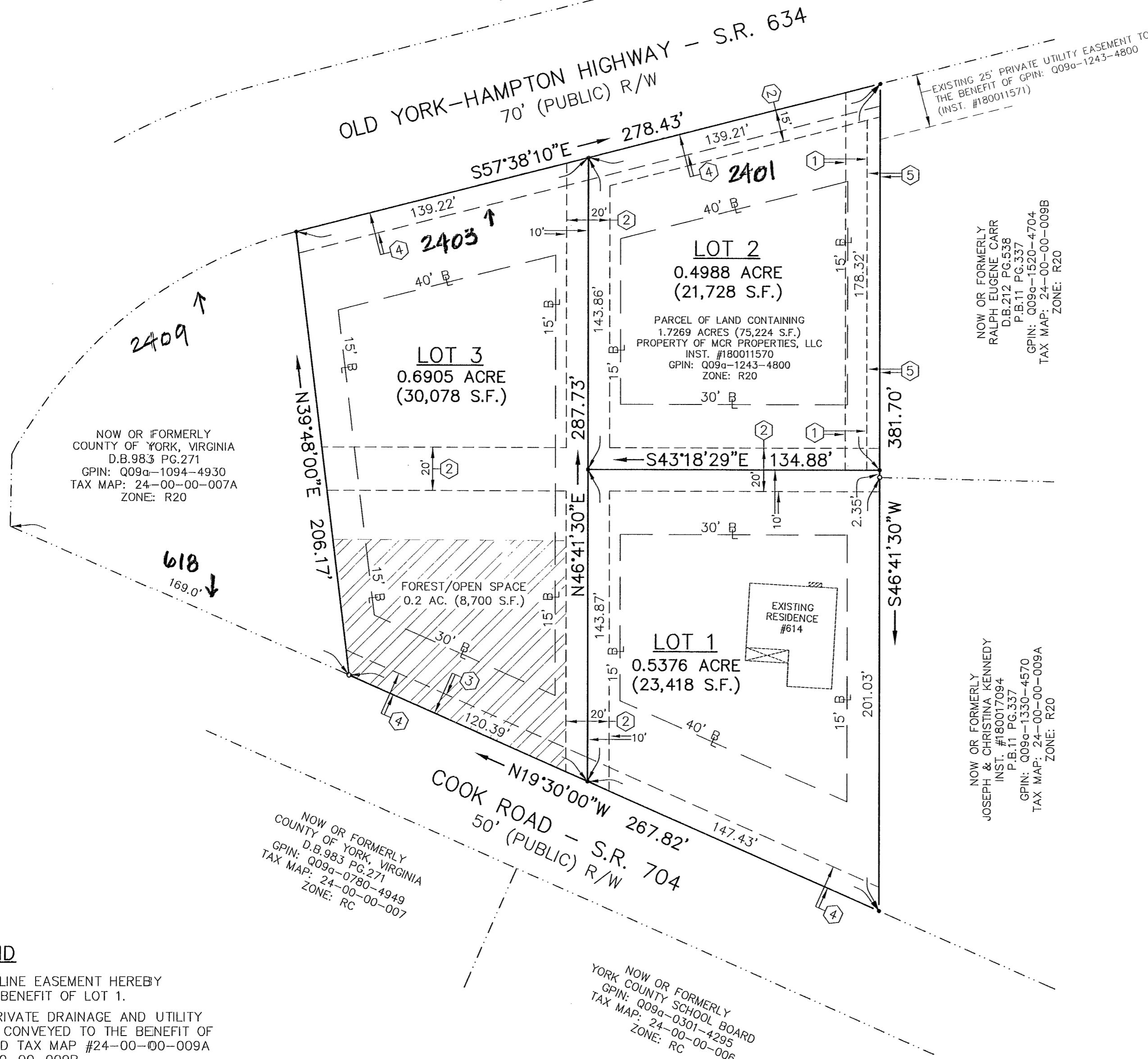
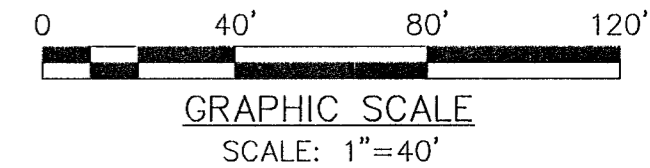


BASIS: D.B. 1043 PG. 553

NOW OR FORMERLY
UNITED STATES OF AMERICA
INST. #030028633
GPIN: Q10a-1402-3484
TAX MAP: 18-00-00-023
ZONE: RC



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



EXISTING 25' PRIVATE UTILITY EASEMENT TO THE BENEFIT OF GPIN: 009a-1243-4800 (INST. #180011571)

NOW OR FORMERLY
RALPH EUGENE CARR
D.B. 212 PG. 538
P.B. 11 PG. 337
GPIN: 009a-1520-4704
TAX MAP: 24-00-00-009B
ZONE: R20

NOW OR FORMERLY
JOSEPH & CHRISTINA KENNEDY
INST. #180017094
P.B. 11 PG. 337
GPIN: 009a-1330-4570
TAX MAP: 24-00-00-009A
ZONE: R20

NOW OR FORMERLY
COUNTY OF YORK, VIRGINIA
D.B. 983 PG. 271
GPIN: 009a-0780-4949
TAX MAP: 24-00-00-007
ZONE: RC

NOW OR FORMERLY
YORK COUNTY SCHOOL BOARD
GPIN: 009a-0301-4295
TAX MAP: 24-00-00-006
ZONE: RC

- 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
- ⑨ DENOTES EASEMENT DESIGNATION (SEE EASEMENT LEGEND)

EASEMENT LEGEND

- ① - 10' PRIVATE WATERLINE EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOT 1.
- ② - VARIABLE WIDTH PRIVATE DRAINAGE AND UTILITY EASEMENT HEREBY CONVEYED TO THE BENEFIT OF LOTS 1, 2 & 3, AND TAX MAP #24-00-00-009A & TAX MAP #24-00-00-009B.
- ③ - 10' RESTRICTED ACCESS EASEMENT (LOT 3 ONLY) HEREBY CONVEYED TO THE COUNTY OF YORK.
- ④ - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE COUNTY OF YORK.
- ⑤ - 6' PRIVATE DRAINAGE EASEMENT TO THE BENEFIT OF TAX MAP: 24-00-00-009B

▨ DENOTES FOREST/OPEN SPACE 0.2 AC. (8,700 S.F.) IN ACCORDANCE WITH VRRM SPREAD SHEETS.

A P P R O V E D
YORK COUNTY BOARD OF SUPERVISORS

BY: Anna 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: HEATHER W. NELSON, CLERK
CLERK

BY: Pauline H. Hest, Jr.