



VICINITY MAP SCALE: 1"=2000'

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 90  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE(U.S. SURVEY FEET): X-12,083,574.733  
 Y- 3,591,731.987  
 ELEVATION OF STATION: 9.90' (N.G.V.D.)(1929)  
 8.85' (NAVD 1988)

**UTILITY NOTES:**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**CHESAPEAKE BAY NOTES:**

PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA AT THE TIME OF PLAT RECORDATION.

**NOTES**

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES 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.

THE LIMITS OF NATURAL RESOURCES ON THESE LOTS HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE (CHESAPEAKE BAY PRESERVATION AREAS), INCLUDING THE SUBMITTAL OF A NATURAL RESOURCE INVENTORY.

**VDOT AND YORK COUNTY STORMWATER MANAGEMENT NOTE**

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.

**EASEMENT NOTES**

THE DRAINAGE AND UTILITY EASEMENT RESERVED UNTO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. RESERVATION OF SUCH EASEMENT BY THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER 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.

SUBDIVISION OF THE PROPERTY OF  
**MARYLEE DAWSON, TRUSTEE**  
 (SOLE TRUSTEE, OR HER SUCCESSOR IN TRUST,  
 UNDER THE MARYLEE DAWSON LIVING TRUST)  
 (INSTRUMENT #130010499)  
 BEING LOT 1  
 "BOUNDARY LINE ADJUSTMENT OF THE PROPERTY  
 OF SIDNEY W. DAWSON, JR. ET ALS"  
 (INSTRUMENT #120006588)

GRAFTON DISTRICT  
 YORK COUNTY, VIRGINIA

OCTOBER 8, 2019 SCALE: 1"=50'

CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837

SHEET 1 OF 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 OWNER(S), PROPRIETORS, COMMISSIONERS, AND TRUSTEES, IF ANY.

LOT 1 (TAX MAP 25-00-00-479)

*Marylee Dawson Sole Trustee* **08-20-2020**  
 MARYLEE DAWSON, SOLE TRUSTEE DATE  
 MARYLEE DAWSON LIVING TRUST

**OWNER NOTARY (MARYLEE DAWSON, SOLE TRUSTEE)**

STATE OF VIRGINIA  
 CITY/COUNTY *Newport News* TO WIT:  
 I, *Terrill G. Horton*, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVE UNDER MY HAND THIS *20th* DAY OF *August*, 2020  
 MY COMMISSION EXPIRES: *March 31, 2024*

*Terrill G. Horton* **7667574**  
 NOTARY PUBLIC REG. NO.



**SURVEYOR'S CERTIFICATE**

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

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF:

LOT 1 - (TAX MAP #25-00-00-479) - MARYLEE DAWSON, SOLE TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE MARYLEE DAWSON LIVING TRUST DATED MAY 14, 2013 AND WAS ACQUIRED FROM MARYLEE DAWSON BY DEED OF GRANTOR TO TRUSTEE DATED MAY 14, 2013 AND RECORDED ON JUNE 7, 2013 AS INSTRUMENT NO. 130010499.

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

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2020.

*David P. Campbell* **7/24/20**  
 DAVID P. CAMPBELL 1419B DATE



**SITE SUMMARY**

LOT 1

OWNER: MARYLEE DAWSON, SOLE TRUSTEE  
 OWNER ADDRESS: #710 DARE ROAD  
 LOT 1 ADDRESS: #710 DARE ROAD  
 TAX I.D.: 25-00-00-479  
 G.P.I.N.: T07d-3222-1839  
 ZONING: RR (RURAL RESIDENTIAL)  
 LEGAL: LOT 1 - BOUNDARY LINE ADJUSTMENT OF THE PROPERTY OF SIDNEY W. DAWSON, JR. ET ALS  
 REFERENCE: INST. #120006588 (PLAT)  
 F.I.R.M. ZONE: X & X500  
 F.I.R.M.: 51199C0137D, DATED: 1/16/15  
 AREA: 2.34 AC. / 101,952 S.F.

**RR (RURAL RESIDENTIAL)  
 MINIMUM BUILDING SETBACKS**

FRONT: 50'  
 SIDE: 20'  
 REAR: 50'

**MINIMUM DISTRICT REQUIREMENTS**

AREA: 1 ACRE  
 WIDTH: 150'  
 MAX. BUILDING HEIGHT: 35'

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel*  
 PLAT APPROVING AGENT

DATE: *AUGUST 27, 2020*

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS *8th* DAY OF *September*, 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER *200014805*

TESTE: *Kristen N. Nelson* '20 SEP 8 AM 3:15  
 CLERK

BY: *Daiane Urtelt*