

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 118 - U.S. SURVEY FEET, 12,093,296.742 (EASTING)
3,570,788.165 (NORTHING)
ELEVATION: (NGVD 1929) - 8.87'
(NAVD 1988) - 7.82'
- 119 - U.S. SURVEY FEET, 12,097,204.377 (EASTING)
3,569,944.967 (NORTHING)
ELEVATION: (NGVD 1929) - 8.18'
(NAVD 1988) - 7.13'

STREET LEGEND

- 1 - MANSION ROAD - S.R. 675
- 2 - CARYS CHAPEL ROAD - S.R. 782
- 3 - PASTURE LANE - S.R. 1719
- 4 - WYTHE CREEK ROAD - S.R. 172
- 5 - OVERLOOK POINT - S.R. 1897
- 6 - ESTONS RUN - S.R. 1898
- 7 - CAPE LANDING - S.R. 1821
- 8 - CHAMPIONS PATH - S.R. 1454
- 9 - YORK DOWNS DRIVE - S.R. 1677

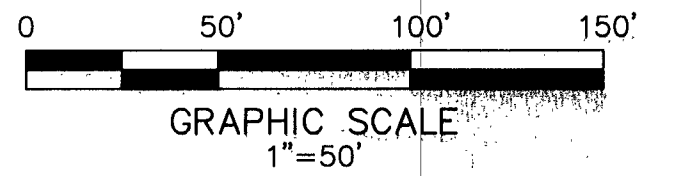
VICINITY MAP
SCALE: 1"=2,000'

NOTES:

1. PROPERTY SHOWN HEREON IS LOCATED IN ZONES X (SHADED) & AE (EL 8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER NUMBERS 51199C0156D & 51199C0157D, 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. PROPERTY ADDRESS: #514 MANSION ROAD
TAX PARCEL: #38-00-00-032
GPIN #: V02b-3433-4189
4. THE PROPERTIES SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY). THE MINIMUM YARD SETBACKS FOR THE LOTS IN THIS SUBDIVISION ARE: 40' FRONT; 15' SIDE & 30' REAR. THE MINIMUM LOT AREA IS 20,000 S.F.
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 SIXTEEN 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
**ANNA STATON &
DAVID STATON**
BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=50' DATE: NOVEMBER 28, 2023
SHEET 1 OF 2

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



- S Y M B O L S -

- 40' DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- 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.

Anna Staton 5/29/2024
ANNA STATON DATE
David Staton 5/29/2024
DAVID STATON DATE

TRUSTEE'S CONSENT FOR STATON

Alexis N. Swann
ALEXIS N. SWANN, PRESIDENT
TBVAT, LLC

TRUSTEE: TBVAT, LLC
BENEFICIARY: TOWNEBANK MORTGAGE
DEED OF TRUST DATED: OCTOBER 21, 2022
RECORDED AS INSTRUMENT NO. 220018371

NOTARY PUBLIC FOR
ANNA STATON & DAVID STATON

STATE OF Virginia
COUNTY/CITY OF James City TO WIT:
I, Debra R. Hood, A NOTARY PUBLIC IN AND FOR THE State OF VA 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 29 DAY OF May, 2024.
Debra R. Hood 202208
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 3/31/2026



NOTARY PUBLIC FOR TRUSTEE
ALEXIS N. SWANN, PRESIDENT, TBVAT, LLC

STATE OF Virginia
COUNTY/CITY OF James City TO WIT:
I, Christina Elaine Packer, A NOTARY PUBLIC IN AND FOR THE State OF Virginia 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 29 DAY OF May, 2024.
Christina Elaine Packer 7807824
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 11/30/2026

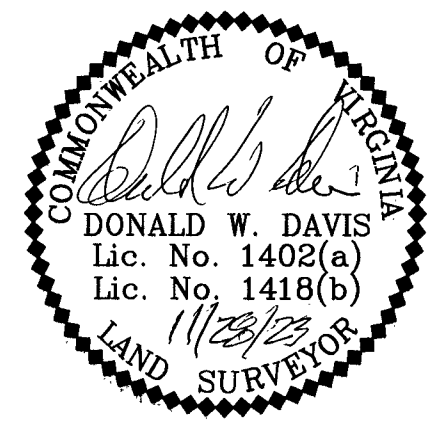


SURVEYOR'S CERTIFICATION:

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 ION THIS FAMILY SUBDIVISION PLAT IS IN THE NAME OF:

TAX MAP #38-00-00-032: ANNA STATON AND DAVID STATON, SPOUSES, AND WAS ACQUIRED FROM FAYE L. DENNIS, EXECUTOR OF THE ESTATE OF BERNARD L. DENNIS, SR., DECEASED, AND GLEN RICE AND KATHLEEN RICE, SPOUSES, BY DEED OF CORRECTION DATED MAY 17, 2022 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT ON JUNE 3, 2022 IN INSTRUMENT NO. 220009525.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 1, 2024.
Donald W. Davis 11/29/23
DONALD W. DAVIS, L.S. DATE



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, VIRGINIA.

TOTAL SUBDIVIDED AREA	
TOTAL AREA:	185,429 S.F. (4.2569 ACRES)
LOT 1: TOTAL AREA=	29,452 S.F. (0.6761 AC.)
DEVELOPABLE AREA=	25,021 S.F. (0.5744 AC.)
LOT 2: TOTAL AREA=	20,083 S.F. (0.4610 AC.)
DEVELOPABLE AREA=	20,083 S.F. (0.4610 AC.)
LOT 3: TOTAL AREA=	134,177 S.F. (3.0803 AC.)
DEVELOPABLE AREA=	116,148 S.F. (2.6703 AC.)
AREA OF R/W DEDICATION:	1,717 S.F. (0.0394 AC.)

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Tison Kavel
PLAT APPROVING AGENT

DATE: JUNE 13, 2024

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Kristen H. Nelson

DATE: 6/13/2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK
POQUOSON CIRCUIT COURT THIS 13th
DAY OF June 2024, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 220007946

TESTE: KRISTEN H. NELSON, CLERK
CLERK
BY: Christina Nelson