

GEODETIC CONTROL MONUMENTS		
STATION	EASTING (X)	NORTHING (Y)
007	12005384.922	3657911.204
008	12009309.255	3658132.169

SUBDIVISION PLAT
**SKIMINO LANDING ESTATES,
 PHASE II-B, AND RE-SUBDIVISION OF LOT 43,
 SKIMINO LANDING ESTATES, PHASE II-A**

BRUTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 DATE: DECEMBER 3, 1999

Committed to Excellence

ENGINEERS • ARCHITECTS • SURVEYORS

449 McLaws Circle, P.O. Box 3505 Williamsburg, Virginia 23187
 (757)253-0673 FAX: (757)253-2319 E-MAIL: djginc@visi.net
 NORFOLK - VIRGINIA BEACH AREA (757)874-5015

DRAWN: DNW	SHEET 1 OF 4
CHECKED: NLHT	JOB NO. 1941121

VICINITY MAP 1"=2000'
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, SKIMINO LANDING ESTATES, PHASE II-B, AND RESUBDIVISION OF LOT 43, SKIMINO LANDING ESTATES, PHASE II-A, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

SKIMINO DEVELOPMENT CO., L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: *Daniel J. DeYoung* 4.12.00
 DANIEL J. DEYOUNG, MANAGER DATE

BY: *Jay L. Levinson* 4.12.00
 JAY L. LEVINSON, MANAGER
 TABB DEVELOPMENT CO., L.L.C. DATE

BY: *Cowles M. Spencer* 4.12.00
 TABB DEVELOPMENT CO., L.L.C.
 A VIRGINIA LIMITED LIABILITY COMPANY,
 MANAGED BY COWLES M. SPENCER DATE

LENDER: CENIT BANK F.S.B.
 D.B. 868, PG. 463, 10/26/95
 D.B. 875, PG. 811, 12/21/95

TRUSTEE: INDEPENDENT INVESTORS, INC.

BY: *Bonnie S. Smith* 4.12.00
 BONNIE S. SMITH, VICE PRESIDENT DATE

STATE OF VIRGINIA
 CITY/COUNTY OF James City
 I, *Patricia L. Gibson*, A NOTARY PUBLIC, DO HEREBY
 CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE
 SIGNED TO THE FOREGOING WRITING, HAVE ACKNOWLEDGED THE
 SAME BEFORE ME IN MY JURISDICTION AFORESAID.
 GIVEN UNDER MY HAND THIS 12th DAY OF April, 2000
Patricia L. Gibson
 NOTARY PUBLIC

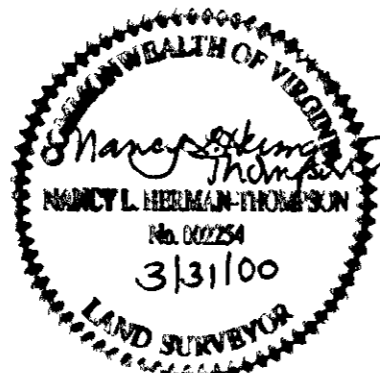
MY COMMISSION EXPIRES 7.31.03

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 SKIMINO DEVELOPMENT COMPANY, L.L.C., AND WAS ACQUIRED FROM:

1. JAMES-YORK LAND TRUST, TRUSTEE; RUTHERFORD C. LAKE JR. BY DEED DATED: 10/27/95 IN DEED BOOK 868 ; PG. 450
2. ANDREW & DONNA VANDENBERG BY DEED DATED: 12/21/95 IN DEED BOOK 875 ; PG. 809

AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
 I CERTIFY THAT THE MONUMENTS & IRON PIPES SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2000.

Nancy L. Herman-Thompson 3/31/00
 NANCY L. HERMAN-THOMPSON LS#002254 DATE



- NOTES:
1. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
 2. WATER
 EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY A WELL HEREBY APPROVED BY THE HEALTH DEPT.
 3. SEWER:
 THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT. SEE CONDITIONS ON SHEET 4.

David D. Smith 4/17/00
 SANITARIAN DATE

4. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
5. ALL "COMMON AREAS" ARE TO BE CONVEYED TO THE SKIMINO LANDING ESTATES HOMEOWNER'S ASSOCIATION.
6. 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 INCLUDE: (I) THE 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.
7. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

8. AREA TABULATION:

COMMON AREA	178,893 S.F.	4.11 AC.
LOT AREAS (34 LOTS)	3,079,439 S.F.	70.69 AC.
R/W	297,404 S.F.	6.83 AC.
R/W DEDICATION (VDOT)	8,932 S.F.	0.20 AC.
TOTAL AREA OF PHASE II-B	3,564,668 S.F.	81.83 AC.
LOT 43, PHASE II-A	92,760 S.F.	2.13 AC.

9. PROPERTY LIES IN F.I.R.M. ZONES AS SHOWN ON PLAT ACCORDING TO COMMUNITY PANEL NO. 510182-0005 B, DATED 12/16/1988.
10. TAX MAP AND PARCEL NO. 003-(2)-A.
11. V.D.O.T. WILL NOT ACCEPT ANY RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION FACILITY AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES CAUSED BY FAILURE OF BASIN AND/OR ITS OUTFLOW STRUCTURES.
12. 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 FEET AND SIX 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.
13. MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50') BUILDING SETBACK LINE REQUIREMENTS. THE SIDE AND REAR YARD SETBACKS SHOWN HEREON FOR CORNER LOTS ARE TENTATIVE AND WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
14. AREAS WITH SLOPES GREATER THAN 20% AND CBPA AREAS, RMA AND RPA, ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 IN THE COUNTY OF YORK ZONING ORDINANCE.
15. CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES OF 20% AND GREATER, AND WILL BE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE CONVENANTS.
16. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

LEGEND

- FLOOD ZONE LIMITS
- RPA (RESOURCE PROTECTION AREA)
- 100' RPA BUFFER
- RMA (RESOURCE MANAGEMENT AREA)
- [Pattern] LANDSCAPE PROTECTION EASEMENT HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION
- [Pattern] SLOPES (20% OR GREATER)
- [Pattern] DRAINAGE EASEMENT HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION
- SBL --- MINIMUM BLDG. SETBACK LINE
- [P] SEWAGE DISPOSAL DRAINFIELD PRIMARY SYSTEM
- [R] SEWAGE DISPOSAL DRAINFIELD RESERVE AREA
- *C, *T EASEMENT CURVE/LINE DATA
- ◆ PROPOSED WELL LOCATIONS
- CONCRETE MONUMENT TO BE SET
- CONCRETE MONUMENT FOUND
- IRON PIPE/ROD TO BE SET
- IRON PIPE/ROD FOUND
- SE 20'X30' SIGHT EASEMENT HEREBY CONVEYED TO YORK COUNTY
- EX. SE EXISTING YORK COUNTY 20'X30' SIGHT EASEMENT (PB 12, PG. 646-649)
- *WT ESMT WATER TANK EASEMENT HEREBY DEDICATED TO THE HOMEOWNERS' ASSOCIATION
- PB PLAT BOOK
- PG. PAGE

APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
 PLAT APPROVING AGENT

DATE: 5/22/00

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 22 DAY OF May, 2000 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 137.

TESTE: *Lynn S. Jenkins*
 CLERK
 BY: *Kristen N. Nelson, D.C.*