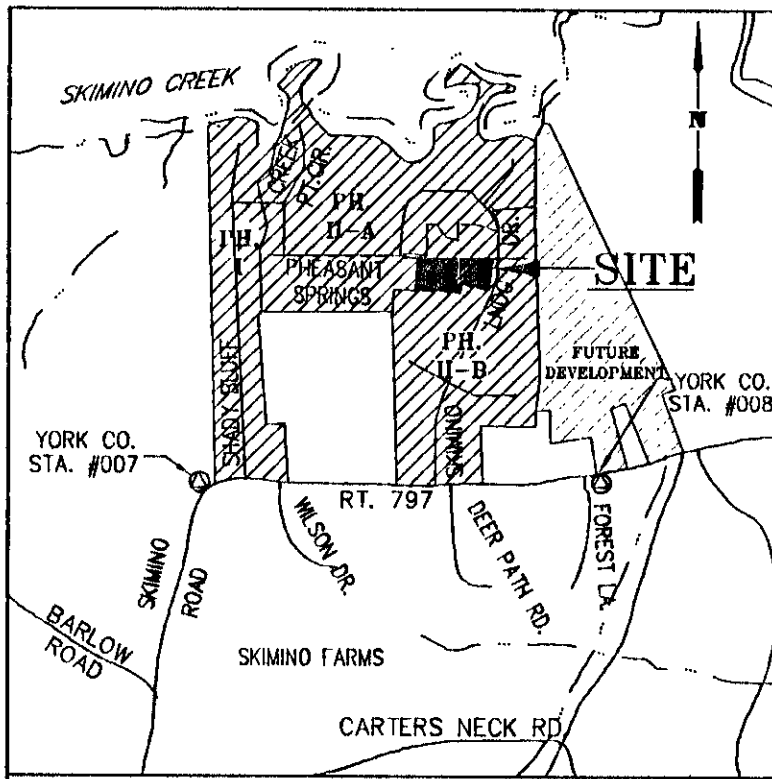


GEODETIC CONTROL MONUMENTS		
STATION	EASTING (X)	NORTHING (Y)
007	12005384.922	3657911.204
008	12009309.255	3658132.169



VICINITY MAP 1"=2000'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, RESUBDIVISION OF LOTS 33, 34 AND 35, SKIMINO LANDING ESTATES, PHASE II-B, 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 8-27-02  
DANIEL J. DEYOUNG, MANAGER DATE

BY: Jay L. Levinson 8/27/02  
JAY L. LEVINSON, MANAGER DATE  
TABB DEVELOPMENT CO., L.L.C.

BY: Cowles M. Spencer 8/27/02  
TABB DEVELOPMENT CO., L.L.C. DATE  
A VIRGINIA LIMITED LIABILITY COMPANY,  
MANAGED BY COWLES M. SPENCER

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

SUBSTITUTE TRUSTEE: BONNIE S. SMITH, VICE PRESIDENT

BY: Bonnie S. Smith 8/27/02  
BONNIE S. SMITH, VICE PRESIDENT DATE

STATE OF VIRGINIA  
CITY/COUNTY OF James City County  
I, Susan Evland, A NOTARY PUBLIC IN AND FOR THE  
James City County 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 27 DAY OF August, 2002.  
Susan Evland  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/30/02

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 AS FOLLOWS: LOT 33,34,&35 ARE 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

THE ABOVE DEEDS ARE 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 AUGUST 6, 2002.

Nancy L. Herman-Thompson 6/13/02  
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 2.

Valerie Jordan 6-28-02  
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. AREA TABULATION:  
FORMER AREAS

LOT 33	87,987 S.F.	2.02 AC.
LOT 34	87,187 S.F.	2.00 AC.
LOT 35	87,121 S.F.	2.00 AC.

TOTAL AREA (LOTS 33, 34, & 35) 262,295 S.F. 6.02 AC.

NEW AREAS

LOT 33	145,674 S.F.	3.34 AC.
LOT 35	116,621 S.F.	2.68 AC.

TOTAL AREA (LOTS 33 & 35,) 262,295 S.F. 6.02 AC.

6. - LOT 35 LIES IN F.I.R.M. ZONE X (OUTSIDE 500 YR. FLOODPLAIN), AND IN ZONE X (INSIDE THE 500 YR. FLOOD PLAIN).  
- LOT 33 LIES IN F.I.R.M. ZONE X (OUTSIDE 500 YR. FLOODPLAIN).  
FLOOD ZONES DERIVED FROM COMMUNITY PANEL # 5101820005B, DATED 12/16/1988. FLOOD ZONES SUBJECT TO CHANGES BY F.E.M.A.

7. TAX MAP PARCEL #: GPIN #:  
LOT 33: 03-02-2B-033 E21D-2857-0072  
LOT 34: 03-02-2B-034 E21D-2566-0111  
LOT 35: 03-02-2B-035 E21C-2295-0146

8. MINIMUM FRONT YARD (50'), SIDE YARD (20') AND REAR YARD (50') BUILDING SETBACK LINE REQUIREMENTS.

9. AREAS WITH SLOPES GREATER THAN 20%, CHESAPEAKE BAY PRESERVATION AREAS, RESOURCE MANAGEMENT AREAS (RMAs), AND RESOURCE PROTECTION AREAS (RPAs) ARE SUBJECT TO THE REGULATIONS, REQUIREMENTS AND PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 24.1-372 IN THE COUNTY OF YORK ZONING ORDINANCE.

10. CONSERVATION EASEMENTS INCLUDE WETLANDS OUTSIDE THE RPA AND SLOPES OF 20% AND GREATER, AND WILL BE PROVIDED FOR IN THE HOMEOWNER'S ASSOCIATION RESTRICTIVE COVENANTS.

11. FORMERLY A PART OF LOT 34 (AS ORIGINALLY PLATTED)  
87,187 SQ. FT.  
2.00 AC.  
SKIMINO LANDING ESTATES, PHASE II-B  
PB 13, PG. 137-140  
LOT 34 IS HEREBY VACATED WITH THE RECORDATION OF THIS PLAT.

12. THE 25' INGRESS/EGRESS EASEMENT IS INTENDED FOR THE SOLE USE OF LOT 33 AND LOT 35, AND SHALL REMAIN PRIVATE.

SUBDIVISION PLAT

RESUBDIVISION OF LOTS 33, 34 AND 35,  
SKIMINO LANDING ESTATES,  
PHASE II-B

BRUTON DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: FEBRUARY 6, 2002



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: williamsburg@djginc.com  
NORFOLK - VIRGINIA BEACH AREA (757)874-5015

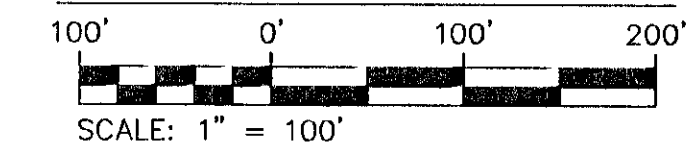
DRAWN BY: DNW

SHEET 1 OF 2

CHECKED: NLHT

JOB NO. 1941121

GRAPHIC SCALE



SCALE: 1" = 100'

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 12/11/02

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 11th DAY OF December, 2002 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 020025106 3:30pm

TESTE: Lynn S. Jenkins  
CLERK

BY: Juan Brogden