

VICINITY MAP
SCALE: 1"=8000'

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.

CALTHROP NECK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: J. Michael Pickett 7/28/06 DATE
J. MICHAEL PICKETT, MANAGER

BY: Dale Dishman 7-28-06 DATE
DALE DISHMAN, MANAGER

STATE OF VIRGINIA TO WIT:

Sandra S. Allen, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 28 DAY OF July, 2006.
Sandra S. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/3/08

RESOURCE BANK
DEED OF TRUST, INST. #030025892 DATED AUG. 8, 2003

BY: Linda M. Dunford 7-19-06 DATE
LINDA M. DUNFORD

BY: Joseph H. Lachum, Jr. 7-21-06 DATE
JOSEPH H. LACHUM, JR., TRUSTEE

STATE OF VIRGINIA TO WIT:

Alan Quinn, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 21 DAY OF July, 2006.
My commission expires: July 31, 2007

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF 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 IN THIS SUBDIVISION IS IN THE NAME OF CALTHROP NECK, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM:

LOIS P. MOORE AND JUDY M. SNYDER, TRUSTEES FOR "THE LOIS P. MOORE TRUST," BY DEED DATED JULY 3, 2003 AND DULY RECORDED IN INSTRUMENT NUMBER 030025889 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 1, 2006.

BY: Anthony D. Potts DATE
ANTHONY D. POTTS, LS

BUNTING-POINT-REC.DWG
JOB NO. 04-642

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

- 114 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 114". THE DISK IS LOCATED 18.0' EAST OF THE EDGE OF THE PAVEMENT OF ROUTE 606 (CALTHROP NECK ROAD), 44.0' NORTH OF UTILITY POLE #WD-00. COORDINATES-U.S. SURVEY FEET-12089106.906(E), 3577450.129(N)
- 115 - A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 115". THE DISK IS LOCATED 13.0' EAST OF THE EDGE OF PAVEMENT OF ROUTE 606 (CALTHROP NECK ROAD), 15.0' NORTH OF THE CENTER LINE OF THE DIRT DRIVEWAY AT #1302 CALTHROP NECK ROAD (ONE-STORY BRICK RESIDENCE). COORDINATES-U.S. SURVEY FEET-12089059.863(E), 3581257.805(N)

THE PLATTING OF THE TURNAROUND EASEMENT AT THE TERMINUS OF BUNTING POINT ROAD IS WITH THE FREE CONSENT OF THE UNDERSIGNED OWNERS.

BY: Richard T. Bunting 7/28/06 DATE
RICHARD T. BUNTING

BY: Lucille G. Loudin 7/28/06 DATE
LUCILLE G. LOUDIN

BY: Garry W. Bunting 7/28/06 DATE
GARRY W. BUNTING

BY: David W. Bunting 7/28/06 DATE
DAVID W. BUNTING

STATE OF VIRGINIA TO WIT:

Valerie J. Leppa, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 28 DAY OF July, 2006.
Valerie J. Leppa
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 30, 2008

BY: Linda M. Dunford 7-19-06 DATE
LINDA M. DUNFORD

STATE OF Virginia TO WIT:

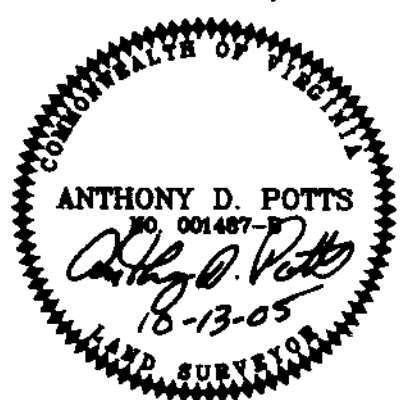
Sharon L. Sheets, A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 18 DAY OF July, 2006.
Sharon L. Sheets
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 31, 2007

UTILITY NOTES:

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

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



NOTES:

- THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE BUNTING POINT HOMEOWNERS ASSOCIATION.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THIS PROPERTY IS LOCATED IN FIRM ZONE X (SHADED) (AREA OF 500-YEAR FLOOD), FIRM ZONE X (UNSHADED) (AREA OUTSIDE 500-YEAR FLOOD), AND FIRM ZONE AE (ELEV 8)(BASE FLOOD ELEVATION DETERMINED) AS SHOWN ON COMMUNITY PANEL NO. 5101820037 B DATED DECEMBER 16, 1988.
- THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND A RESOURCE MANAGEMENT AREA AS SHOWN.
- 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 (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- THE SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- 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.
- 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 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- TAX MAP NO. 30-00-00-226, GPIN NO. U05D-4373-0265 TAX MAP NO. 30-00-00-226F, GPIN NO. U05D-4338-0863
- THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL), AND HAS A MINIMUM FRONT BUILDING SETBACK OF 30', A MINIMUM SIDE SETBACK OF 10', A MINIMUM REAR SETBACK OF 20', AND A MINIMUM PRINCIPAL BUILDING SEPARATION OF 20'. AVERAGE IMPERVIOUS COVER PER LOT FOR THE MAXIMUM ALLOWED OF 16% IS 4,759 sf.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10 et. seq.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- NO LAND IN THE SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR THE ISSUANCE OF A COMMERCIAL ENTRANCE PERMIT. DRAINAGE, IF GENERATED TO THE EXISTING PUBLIC RIGHT-OF-WAY, IS DEEMED ACCEPTABLE. THE STREETS DEPICTED HEREON ARE ELIGIBLE FOR VDOT MAINTENANCE AT SUCH TIME AS ALL APPLICABLE PROVISIONS GOVERNING PUBLIC USE AND THE CONSTRUCTION OF THE STREETS MEETS THE PROVISIONS OF THE SUBDIVISION STREET REQUIREMENTS.

BY: Wesley J. ... 8/16/06 DATE
VIRGINIA DEPARTMENT OF TRANSPORTATION

BUNTING POINT ESTATES

BETHEL DISTRICT
YORK COUNTY, VIRGINIA
OCTOBER 13, 2005

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610



SCALE: 1"=60'

SHEET 1 OF 4

LEGEND

- CONCRETE MONUMENT TO BE SET
- IRON PIPE FOUND
- REBAR FOUND
- REBAR TO BE SET
- EXISTING CONDITION
- PROPOSED CONDITION
- RESOURCE MANAGEMENT AREA
- RESOURCE PROTECTION AREA
- MINIMUM BUILDING SETBACK LINE
- DRAINAGE EASEMENTS HEREBY CONVEYED TO THE COUNTY OF YORK
- SANITARY SEWER EASEMENTS HEREBY CONVEYED TO THE COUNTY OF YORK

AREA OF LOTS	9.2313 Ac.
AREA OF "COMMON AREA #1"	1.5050 Ac.
AREA OF "COMMON AREA #2"	5.8328 Ac.
AREA OF DEDICATED R/W	1.7018 Ac.
TOTAL SUBDIVIDED AREA	18.2706 Ac.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Madalena
PLAT APPROVING AGENT

DATE: 9/7/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
FOR THE COUNTY OF YORK-POQUOSON, ON THIS
8th DAY OF September, 2006.
THIS MAP WAS PRESENTED AND ADMITTED TO
RECORD AS THE LAW DIRECTS, AS
INSTRUMENT NO. 060021741 3:18pm

TESTE: Lynn S. Jenkins

BY: Rachel Riestra
DEPUTY CLERK