EFFECTIVE DATE: JUNE 16, 2009

SPACE DEVELOPMENT)

HEREON IS: 38-18-00-004

FRONT: 30'(FEET) SIDE : 10'(FEET)

REAR: 20'(FEET)

IS V02b-3184-4539

YORK COUNTY CODE.

FACILITIES.

5. UTILITY NOTES:

2. THE PROPERTY SHOWN HEREON IS ZONED:

THE MINIMUM SETBACKS ARE AS FOLLOWS:

NEWPORT NEWS.

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONES

X(SHADED) & AE (EL 8.5') AS SHOWN ON FLOOD INSURANCE RATE

R20 (MEDIUM DENSITY SINGLE FAMILY) (SEC. 24.1-402 - OPEN

MAP COMMUNITY NUMBER 510182, PANEL NUMBER 51199C0285C

3. THE TAX MAP PARCEL NUMBER FOR THE PROPERTY SHOWN

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED

6. PORTIONS OF THESE PROPERTIES ARE WITHIN LANDS DESIGNATED

BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS

(CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE

REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE

7. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER,

OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

8. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY

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

RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE

FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY

FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED

TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY

COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S

TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE

BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT

BY PUBLIC WATER PROVIDED BY THE CITY OF

BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

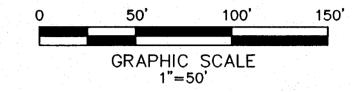
4. THE GPIN NUMBER FOR THE PROPERTY SHOWN HEREON

NOTES:

DAVIS & ASSOCIATES, P.C.

SHEET 1 OF 3

LAND SURVEYORS AND PLANNERS 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY YORKTOWN, VIRGINIA 23693 (757)867 - 8583



- S	YMBOLS-
_3 <u>0'</u> B	DENOTES MINIMUM BUILDING SETBACK LINES
m	DENOTES PROPERTY LINES (TYP.)
•	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
RMA	TO BE SET DENOTES RESOURCE MANAGEMENT AREA
	DENOTES RMA LINE DENOTES ADJACENT PROPERTY LINES
	DENOTES FLOODPLAIN BOUNDARY LINE

SCALED FROM FIRM

图33.00

3: 04



YORK COUNTY BOARD OF SUPERVISORS

Maddalena PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK-POOUOSON CIRCUIT COURT THIS 10th DAY OF July , 20/3, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 1.300 /3269 3:03 pm

ROAD

VICINITY MAP SCALE: 1"=2.000"

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.

5 Mm 2613 THOMAS T. THOMPSON, MANAGER DATE

MANSION WOODS II, LLC A VIRGINIA LIMITED LIABILITY COMPANY

NOTARY PUBLIC FOR THOMAS T. THOMPSON, MANAGER, MANSION WOODS II, LLC

STATE OF COUNTY/CITY OF COUNTY/CITY OF COUNTY

AND FOR THE 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 DAY OF , 20

NOTARY PUBLIC REGISTRATION NO. 31 12014

MY COMMISSION EXPIRES: ___ INDA EL MY PURE MY PURE MY PORT MY POR

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 IN THIS SUBDIVISION (TAX MAP 38-18-00-004) IS IN THE NAME OF MANSION WOODS LLLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM 21st CENTURY DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 27, 2009 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON SEPTEMBER 17, 2009 AS **INSTRUMENT** #090020452.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 30, 2013.

11/1/1 Donaxa i. uc DONALD W. DAVIS, L.S.

PRIMARY U.S. GEODETIC CONTROL MONUMENTS - COORDINATES-U.S.SURVEY FEET

12093296.742(E), 3570788.165(N) ELEVATION= 8.87' (NGVD 1929 DATUM)

- COORDINATES-U.S.SURVEY FEET 12097204.377(E), 3569944.967(N) ELEVATION= 8.18' (NGVD 1929 DATUM)

TRUSTEE(S) FOR MANSION WOODS II, LLC

TRUSTEE (6) - MARK C. HANNA, VIRGINIA COMPANY BANK BY DEED DATED SEPTEMBER 19, 2012 AND RECORDED AS INST. #120016054.

TRUSTEE(S)- CONWAY H. SHEILD, III, VIRGINIA COMPANY BANK BY DEED DATED SEPTEMBER 19, 2012 AND RECORDED AS INST. #120016054.

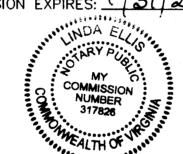
NOTARY PUBLIC FOR TRUSTEE(S) (MANSION WOODS II, LLC)

STATE OF VIGUE OF Hampto TO WIT: AND FOR THE COMMENT OF LA 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 DAY OF LOUR , 20

NOTARY PUBLIC REGISTRATION NO.

, 20**ය**

MY COMMISSION EXPIRES: (



SIGHT EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO THE COUNTY OF YORK, 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 THÈSE EASEMENT ARÈAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

10. NO LAND IN THIS 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 YORK COUNTY ZONING ORDINANCE.

11. ALL COMMON AREAS SHOWN HEREON ARE TO BE CONVEYED TO THE WOODS ON MANSION ROAD HOMEOWNERS ASSOCIATION.

- 12. 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 OF THE LAW.
- 13. ALL NEW STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.
- 14. THE ALLOWABLE AMOUNT OF IMPERVIOUS COVER PER LOT= 7,000 S.F.

Lic. No. 1402(a) Lic. No. 1418(b)

TOTAL NUMBER OF LOTS: 23 LOT AREA = 5.6741 ACRES (247,162 S.F.) R/W AREA = 1.4457 ACRES (62,975 S.F.) COMMON AREA = 6.1729 ACRES (268,891 S.F.)

TOTAL SUBDIVIDED AREA = 13.2927 ACRES (579,028 S.F.)