

YORK COUNTY CONTROL MONUMENTS

- 095 RESET= 3-1/4" BRASS DISK SET IN CONCRETE
APPROX. 3" BELOW SURFACE
COORDINATES= U.S.SURVEY FEET= 3,589,240.696(N), 12,088,230.573(E)
ELEVATION= 9.35' (NGVD 1929 DATUM)
- 094 - 3-1/4" BRASS DISK SET IN CONCRETE
COORDINATES= U.S.SURVEY FEET= 3,593,451.345(N), 12,091,035.793(E)
ELEVATION= 3.74' (NGVD 1929 DATUM)

STREET INDEX

- 1) DARE ROAD, S.R. 621
- 2) LONE OAK DR, (P)
- 3) HODGES COVE RD, S.R. 618
- 4) JERNIGAN LN, S.R. 610
- 5) LINK RD, S.R. 620
- 6) SHIP POINT RD, S.R. 619
- 7) ANCHOR DR, S.R. 619
- 8) SEVEN HOLLYS DR, S.R. 1278

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.

DATE: 4/10/05

PETER DeFREECE DATE: 4/18/28

NOTARY PUBLIC FOR
JENNIFER DeFEECE
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
I, Kristina Ballard, 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 18th DAY OF April, 2008
Kristina Ballard 7559807
NOTARY PUBLIC REGISTRATION NO.

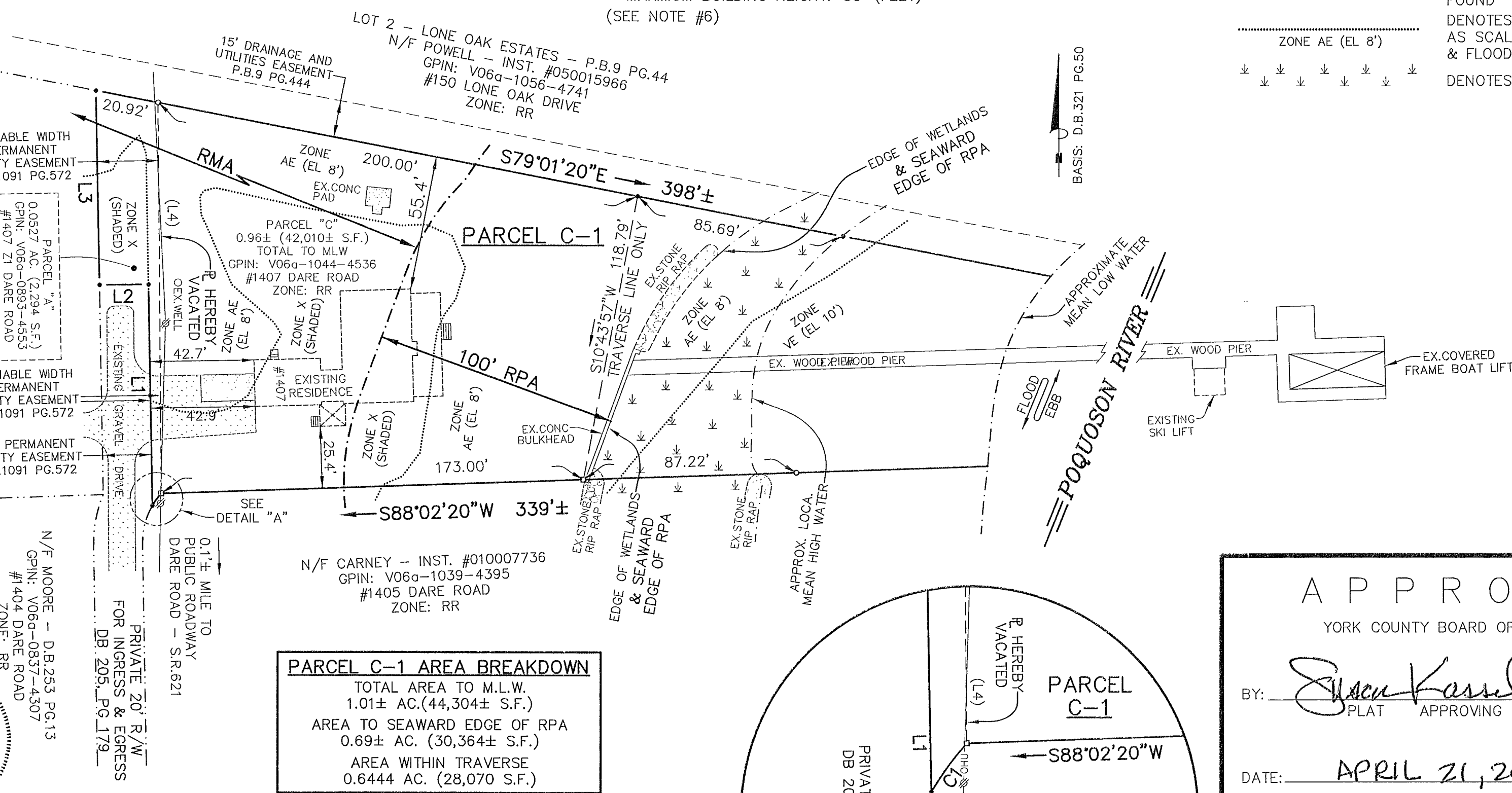
NOTARY PUBLIC FOR
PETER DeFEECE
STATE OF Virginia
COUNTY/CITY OF York TO WIT:
Kristina Ballard, A NOTARY PUBLIC IN
AND FOR THE County OF York DO HEREBY
CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE
NAMES ARE SIGNED TO THE FOREGOING WRITING
HAVE ACKNOWLEDGED THE SAME BEFORE ME IN
MY JURISDICTION AFORESAID, GIVEN UNDER MY
HAND THIS 15th DAY OF April, 2025
Kristina Ballard 7-359307
NOTARY PUBLIC REGISTRATION NO.
MY COMMISSION EXPIRES: 5-31-25

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY AND
PLAT SHOWN HEREON ARE CORRECT, INCLUDING A FIELD RUN
BOUNDARY SURVEY WITH A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LANDS EMBRACED IN THIS PROPERTY LINE VACATION PLAT ARE IN THE NAMES OF PETER DeFREECE AND JENNIFER DeFREECE, HUSBAND AND WIFE, AND WAS ACQUIRED FROM WATERFRONT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED JANUARY 13, 2022, AND DULY RECORDED ON JANUARY 24, 2022, IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT #220001225.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS
PLAT WILL BE SET ON ~~OR~~ BEFORE SEPTEMBER 1, 2025.

Donald W. Davis 8/27/24
DONALD W. DAVIS, L.S. DATE



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N01°03'25"W	91.05'
L2	S89°31'45"W	20.00'
L3	N01°03'25"W	79.78'
(L4)	(N00°28'15"W)	(160.72')

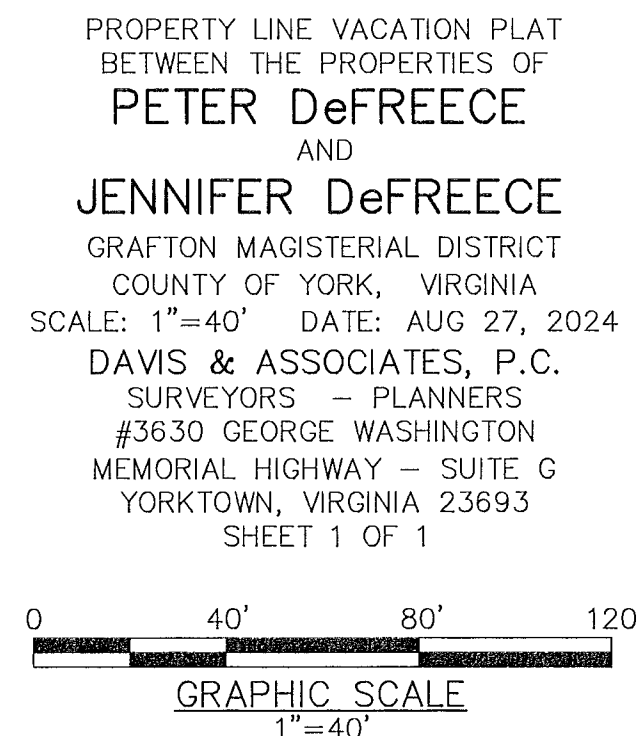
CURVE DATA TABLE						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	11°49'34"	30.00'	6.19'	3.11'	6.18'	S35°56'59"W

NOTES

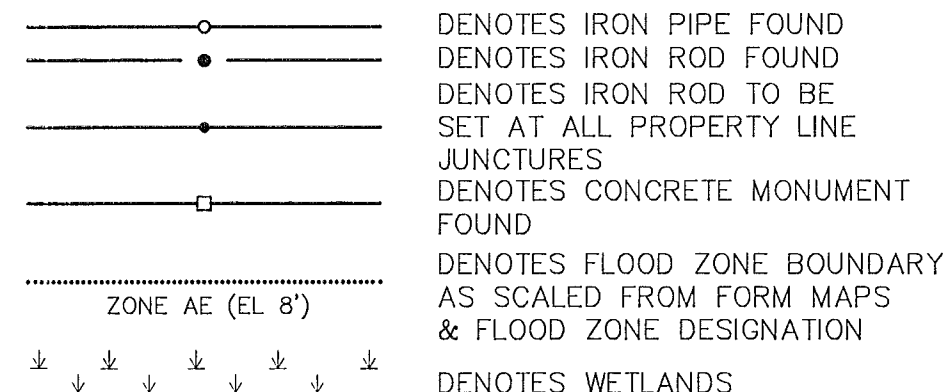
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS AND SERVITUDES OF RECORD.
2. PROPERTY SHOWN HEREON IS LOCATED IN ZONES X (SHADED) & AE (EL 8') AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0141D, EFFECTIVE DATE JANUARY 16, 2015.
3. THE PROPERTIES SHOWN HEREON WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
4. THIS PROPERTY LIES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA RESOURCE MANAGEMENT AREA (RMA) AND RESOURCE PROTECTION AREA (RPA).
5. THE LIMITS OF NATURAL RESOURCES HEREON HAVE NOT BEEN VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATIONS AREAS.
6. THIS PROPERTY IS A LEGAL NON-CONFORMING LOT OF RECORD AND THEREFORE SUBJECT TO THE REQUIREMENTS SET FORTH IN ARTICLE VIII--NONCONFORMING USES IN THE YORK COUNTY ZONING ORDINANCE.
7. SEWER IS PROVIDED BY THE COUNTY OF YORK AND WATER IS PROVIDED BY NEWPORT NEWS WATERWORKS AND AN ON-SITE WELL.

ZONING NOTE

THE PROPERTIES SHOWN HEREON ARE ZONED:
RR — RURAL RESIDENTIAL DISTRICT
THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 50' (FEET)
SIDE: 20' (FEET)
REAR: 50' (FEET)
MINIMUM LOT SIZE: 1 AC.
MINIMUM LOT WIDTH: 150' (FEET)
MAXIMUM BUILDING HEIGHT: 35' (FEET)
(SEE NOTE #6)



- S Y M B O L S -



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: 

PLAT APPROVING AGENT

DATE: APRIL 21, 2025

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 21st
DAY OF April, 2022, THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 200156000

TESTE: KRISTEN N. NELSON, CLERK
CLERK

BY: Leah King DC