SHADY OAKS MHP

3-17-88

VICINITY MAP

CERTIFICATE OF CONSENT & DEDICATION

PROPRIETORS, AND TRUSTEES, IF ANY.

CHRISTOPHER, K. PHILLIPS, PRESIDEN

Taral Lynn andrews

BEFORE ME IN MY JURISDICTION AFORESAID.

MY COMMISSION EXPIRES May 31, 2000

TRUSTEE: PRINCESS ANNE SERVICE CORP

A NOTARY PUBLIC IN AND FOR THE State

CERTIFICATE OF TITLE/SURVEYOR'S CERTIFICATE:

BEFORE ME IN MY JURISDICTION AFORESAID.

DEED BOOK 1036, PG. 275, RECORDED 8/25/98

cots ic. Buy

LENDER:

NOTARY PUBLIC

MY COMMISSION EXPIRES

FIRST COASTAL BANK

V.E. LOCKWOOD, II

SCALE: 1" = 2000'

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED

A NOTARY PUBLIC IN AND FOR THE City of Desport Peres, VA

DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S)

IS ASSIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME

DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S)

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED TO BENSON PHILLIPS COMPANY, INC. BY: 8. T.M. 38-13: CLARENCE CALM BY DEED RECORDED 3/17/99, IN DEED BOOK 1079, PAGE 543.

BY DEED RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 217. 2. T.M. 38-13: THE HEIRS OF DANIEL W. DENNIS, SENIOR BY DEED

3. T.M. 37-(9)-C: FREDDIE COMBS AND CARRIE B. COMBS BY DEED

4. T.M. 38-11: JOHN M. SLADE, SR. AND DORIS E. SLADE BY DEED

7. T.M. 38-13: SVEIN J LASSEN SPECIAL COMMISSIONER BY DEED

5. T.M. 38-12A: MELVIN O. RUSSELL AND DELLA LEE RUSSELL BY DEED

RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 170.

RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 167.

RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 272.

RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 161.

RECORDED: 8/28/98 IN DEED BOOK 1036, PG. 164.

RECORDED: 4/27/99 IN DEED BOOK 1088

6. T.M. 38-14: FANNIE B. SMITH BY DEED

<u> 1994.</u> DAY OF <u>March</u>, 1999.

1. T.M. 38-10: THE HEIRS OF FRANKLIN HOPSON AND DEVISEES OF ROSETTA HOPSON

IS ASSIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME

LAND, TREBOR PASTURES, IS WITH THE FREE CONSENT AND IN

ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS.

BENSON PHILLIPS COMPANY, INC., A VIRGINIA CORPORATION

GIVEN UNDER MY HAND THIS 17th DAY OF March, 1999.

GEODETIC CONTROL MONUMENTS STA. # EASTING(X) NORTHING(Y) 116 | 12090222.083 | 3572675.182 117 | 12092230.626 | 3575699.750 COORDINATES IN U.S. SURVEY FEET

NOTES:

1. CURRENT OWNER: BENSON PHILLIPS COMPANY, INC.

DEED BOOK 135, PAGE 537

DRAWER 18, PARKVIEW STATION, NEWPORT NEWS, VA 2. RECORDED REFERENCES: DEED BOOK 26, PAGE 445

DEED BOOK 371, PAGE 740 PLAT BOOK 10, PAGE 207 OFFICE OF THE CLERK OF CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA

3. TAX MAP AND PARCEL NO.: 37-(9)-C (A PORTION OF), 38-10, 38-11 (A PORTION OF) 38-12A, 38-13, AND 38-14.

DEED BOOK 427, PAGE 49

DEED BOOK 608, PAGE 559

4. ZONING DISTRICT: R20 - MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL.

DEED BOOK 371, PAGE 496 DEED BOOK 710, PAGE 547

- THIS SUBDIVISION IS AN OPEN SPACE (CLUSTER) DEVELOPMENT PER ARTICLE 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- MINIMUM BUILDING SETBACK LINE: FRONT = 30'; MINIMUM OF 15' BUILDING SEPARATION WILL BE REQUIRED.
- 7. PROPERTY LIES IN N.F.I.P. ZONE X. SEE F.I.R.M. #510182 0041 B, EFFECTIVE DATE DECEMBER 16, 1988. FLOOD ZONES SUBJECT TO CHANGE BY F.E.M.A.
- VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER PONDS OR THEIR STRUCTURES, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGE. VDOT DOES NOT ASSUME RESPONSIBILITY FOR THE ISLAND AREA INSIDE COMBS LOOP (COMMON AREA 3.)
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 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: (1) 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 (2) 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, TELEPHONES, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

	T		Æ TABL	· · · · · · · · · · · · · · · · · · ·	,	
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	8111'16"	35.00	49.59	29.99	45.55	N 50°02'36" E
C2	09*55'26"	50.00	8.66	4.34	8.65	N 85'40'31" E
C3	2314'40"	50.00	20.28	10.28	20.14	N 69'05'28" E
C4	37*49'01"	50.00	33.00	17.12	32.40	N 38'33'38" E
C5	18'57'01"	50.00	16.54	8.34	16.46	N 1010'37" E
C6	0917'39"	60.00	9.73	4.88	9.72	N 03'56'43" W
C7	51'08'13"	60.00	53.55	28.71	51.79	N 34'09'39" W
C8	33'34'43"	60.00	35.16	18.10	34.66	N 76'31'07" W
C9	41"25'58"	60.00	43.39	22.69	42.45	S 65°58'33" W
C10	38'43'40"	60.00	40.55	21.09	39.78	S 25'53'43" W
C11	05'49'46"	60.00	6.10	3.05	6.10	S 03'37'00" W
C12	89*56'07"	35.00	54.94	34.96	49.47	S 45*40'10" W
C13	76'28'23"	35.00	46.71	27.58	43.32	N 51°07'34" W
C14	0716'27"	275.0	34.91	17.48	34.89	N 16°31'36" W
C15	08°21'32"	275.0	40.12	20.10	40.08	N 24°20'35"W
C16	0213'44"	275.0	10.70	5.35	10.70	S 29'38'11" E
C17	7014'36"	35.00	42.91	24.62	40.27	N 04"20'42" E
C18	12'57'48"	188.10	42.56	21.37	42.47	N 33"1'26" E
C19	45'05'57"	35.00	27.55	14.53	26.84	N 49*29'22" E
C20	41'38'12"	50.00	36.33	19.01	35.54	N 5143'15" E
C21	47'48'27"	50.00	41.72	22.16	40.52	N 06"29"55" E
C22	38'59'00"	50.00	34.02	17.70	33.37	N 36'53'48" W
C23	23'34'41"	50.00	20.57	10.43	20.43	N 6810'39" W
C24	4717'38"	50.00	41.27	21.89	40.11	S 76"23'11" W
C25	70'53'55"	50.00	61.87	35.60	58.00	S 1717'25" W
C26	45*05'57"	35.00	27.55	14.53	26.84	S 04"23'25" W
C27	30°20'27"	145.40	77.00	39.42	76.10	S 42"10'27" W
C28	12'39'08"	145.40	32.11	16.12	32.04	S 63'40'14" W
C29	46*34'03"	30.00	24.38	12.91	23.72	N 86'39'20" W
C30	5610'33"	50.00	49.02	26.68	47.08	S 88*32'24" W
C31	23'04'50"	50.00	20.14	10.21	20.01	S 48'54'43" W
C32	4111'27"	50.00	35.95	18.79	35.18	S 16'46'34" W
C33	5018'50"	50.00	43.91	23.48	42.51	S 28'58'34" E
C34	37'38'39"	50.00	32.85	17.04	32.26	S 72°57'19" E
C35	64'43'46"	50.00	56.49	31.69	53.53	N 55'51'28" E
C36	27'09'17"	30.00	14.22	7.25	14.08	N 37'04'14" E
C37	19"24'45"	30.00	10.16	5.13	10.12	N 60°21'16" E
C38	82'06'38"	35.00	50.16	30.48	45.97	S 68'53'03" E
C39	07'39'55"	225.00	30.10	15.07	30.08	S 23°59'47" E
C40	19"12"02"	225.00	75.40	38.06	75.05	S 10'33'48" E
C41	11'03'23"	225.00	43.42	21.78	43.35	S 04'33'54" W
C42	89'56'07"	35.00	54.94	34.96	 	N 45'40'10" E
C43	180'00'00"	20.03	62.93	-	 	N 8917'53" W

LOT AREAS

	10.5	
LOT	S.F.	AC.
1	12899	0.30
2	9100	0.21
3	10007	0.23
4	8876	0.20
5	8876	0.20
6	8951	0.21
7	13437	0.31
8	9582	0.22
9	9907	0.23
10	20115	0.46
11	20047	0.46
12	20469	0.47
13	12596	0.29
14	11517	0.26
15	12672	0.29
16	12178	0.28
17	13079	0.30
18	12949	0.30
19	12927	0.30
20	11714	0.27
21	11334	0.26
22	12795	0.29
23	9236	0.21
24	10059	0.23
25	13874	0.32
26	13495	0.31
27	12592	0.29
28	14282	0.33
29	24733	0.57
30	124355	2.86
31	20680	0.47
32 33	9719	0.22
33	8613	0.20
34	8836	0.20
35	11681	0.27
36	10108	0.23
37	10184	0.23

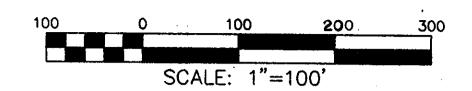
CURVE TABLE (CON'T.)

CORVE TABLE (COIVI.)						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C44	35'02'06"	75.00	45.86	23.67	45.15	S 1873'10" W
C45	125'05'59"	5.00	10.92	9.63	8.87	S 26'48'47" E
C46	12'06'52"	250.00	52.86	26.53	52.76	N 04'02'10" E
C47	18'08'34"	250.00	79.16	39.92	78.83	N 11'05'33" W
C48	15'34'35"	250.00	67.97	34.19	67.76	N 27'57'07" W
C49	15'48'03"	170.00	46.88	23.59	46.73	N 62'09'37" E
C50	2719'11"	170.00	81.06	41.32	80.29	N 40'36'00" E
C51	89"56'20"	55.00	86.34	54.94	77.74	S 45°40'17" W
C52	180'00'00"	40.03	125.76		80.06	S 89'21'46" E
C53	89'56'07"	55.00	86.33	54.94	77.74	N 45'40'10" E
C54	0'38'38"	275.00	3.09	1.54	3.09	N 09°46'07" E

TREBOR PASTURES

SUBDIVISION PLAT

BETHEL DISTRICT, COUNTY OF YORK, VIRGINIA DATE: FEBRUARY 4, 1999



DRAW

ENGINEERS • ARCHITECTS • SURVEYORS INTERIOR DESIGNERS · PLANNERS

P.O. BOX 3505 WILLIAMSBURG, VIRGINIA 23187 (757)253-0673 (757)874-5015

۷N:	DNW	CHECKED: NLHT	JOB # 1970920	SHEET 1 OF 2

- 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.
- 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.
- THE WETLANDS/CONSERVATION EASEMENT WILL BE PROVIDED FOR IN THE HOMEOWNERS ASSOCIATION RESTRICTIVE COVENANTS. EASEMENT AREA = 12.50 AC.

4.	AREAS: TOTAL TRACT	=			. 34.18	ΔΩ
	COMMON AREAS	=			18.90	
	COMMON AREA 1 -	- 21,156 S.F.	=	0.48	AC	
	COMMON AREA 2 -	- 45,385 S.F.	=	1.04	AC	
	COMMON AREA 3 -	- 4,302 S.F.	=	0.10	AC	
	COMMON AREA 4 -	- 752,545 S.F.	= _	17.28	AC	
				18.90	AC	
	LOT AREAS	=			13.28	AC
	R/W	***			2.00	AC
	WETLANDS/CONSERVATION	N EASEMENT	=		12.50	AC
	(PORTION OF COMMON A	REA 4 AND LO	T 29))		

15. WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY. ALL UTILITIES SHALL BE UNDERGROUND.

16. EXTERIOR BOUNDARY SURVEY SHOWN IS BASED UPON A CURRENT FIELD SURVEY.

- 17. ALL COMMON AREAS ARE TO BE CONVEYED TO THE TREBOR PASTURES HOMEOWNERS ASSOCIATION.
- 18. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

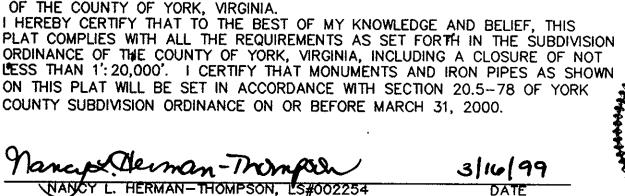
APPROVED YORK COUNTY BOARD OF SUPERVISORS

PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 28 DAY OF A 1999
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12 PAGE 687

TESTE: NANCY B. KANE, CLERK
CI
BY: Kisten N. Nelson, Dc.



THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT

, PAGE <u>203</u>

MANCY L. HERMAN PROPERTY

WIBALTH O