

**YORK COUNTY SURVEY MONUMENT**

STA. NO. 70  
 E: 12074558.050 (US SURVEY FEET)  
 N: 3601562.497 (US SURVEY FEET)  
 ELEV: 25.13' (NGVD 1929)

**CHESAPEAKE BAY/WATERSHED MANAGEMENT**

THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2.

**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.

THOMAS E WILSON & CAROLYN M. WILSON, HUSBAND AND WIFE

FAMILY SUBDIVISION OF THE PROPERTY OF  
**THOMAS E. WILSON AND CAROLYN M. WILSON**  
 BEING LOCATED IN YORK COUNTY, NELSON DISTRICT, VIRGINIA

DATE: 03-11-2016 SCALE: N/A JOB #14-412  
 SHEET 1 OF 3

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING • SURVEYING • GPS

3925 Midlands Road Williamsburg, VA 23188  
 Ph: (757) 565-1677 Fax: (757) 565-0782  
 web: landtechresources.com

**SITE INFORMATION**

TAX MAP PARCEL: 24-01-00-000A  
 GPIN: R10d-4767-0327  
 ADDRESS: 517 LAUREL ACRES YORKTOWN, VIRGINIA 23692  
 ZONING: RR (RURAL RESIDENTIAL)  
 MIN. LOT WIDTH REQUIRED: 150'  
 MIN. LOT AREA REQUIRED: 43,560 S.F. / 1.000 AC. (PUBLIC SEWER ONLY)

**PROPOSED UTILITIES**

WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY A PRIVATE INDIVIDUAL WELL AS APPROVED BY THE VIRGINIA DEPARTMENT OF HEALTH.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

**PRIOR TO THE ISSUANCE OF A YORK COUNTY BUILDING PERMIT FOR THE PROPOSED RESIDENCE ON 'PARCEL A-1': THE REQUIRED YORK COUNTY SANITARY SEWER CONNECTION FEES & THE REQUIRED HAMPTON ROADS SANITATION DISTRICT (HRSD) FEES SHALL BE PAID.**

**PRIOR TO COMMENCING CONSTRUCTION OF THE PROPOSED SANITARY SEWER FACILITIES FOR THE PROPOSED RESIDENCE ON 'PARCEL A-1': THE REQUIRED 'YORK COUNTY CERTIFICATE TO CONSTRUCT SEWER FACILITIES' SHALL BE OBTAINED FROM THE YORK COUNTY DEPARTMENT OF PUBLIC WORKS AND THE ASSOCIATED REQUIRED FEES SHALL BE PAID.**

**PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED RESIDENCE ON 'PARCEL A-1': ALL REQUIRED FEES ASSOCIATED WITH THE PROPOSED SANITARY SEWER FACILITIES SHALL BE PAID & ALL REQUIRED PERMITS SHALL BE ISSUED & THE SANITARY SEWER FACILITIES SHALL BE EXTENDED TO THE PROPERTY LINE INSPECTED BY YORK COUNTY. & "SANITARY SEWER AS-BUILTS" SUBMITTED TO YORK COUNTY FOR REVIEW AND APPROVAL UPON COMPLETION OF THE INSTALLATION.**

**NOTES:**

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PLAT IS BASED ON A CURRENT FIELD TOPOGRAPHIC SURVEY COMPLETED BY THIS FIRM AND USED IN THE PREPARATION OF THE DEVELOPMENT PLANS FOR THIS PROPERTY AS WELL.
- THE PROPERTY ENCOMPASSED WITHIN THIS DEVELOPMENT IS LOCATED IN ZONE X AND ZONE AE (BFE: 7) AS SHOWN ON FLOOD INSURANCE RATE MAP 51199C0129D, COMMUNITY NUMBER 510182, PANEL NUMBER 0129D, EFFECTIVE DATE JANUARY 16, 2015.
- MINIMUM BUILDING SETBACKS (RR, RURAL RESIDENTIAL ZONING DISTRICT): FRONT YARD: 50' SIDE YARD: 20' REAR YARD: 50'. MAXIMUM BUILDING HEIGHT: 35'
- SOME OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA.
- ALL OF THE AREA CONTAINED IN THIS SUBDIVISION NOT WITHIN A RESOURCE PROTECTION AREA IS WITHIN A RESOURCE MANAGEMENT AREA.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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 INCLUDES: (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 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.
- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE ACCESS DRIVEWAY IN THE 25' PRIVATE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT IS A PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH INGRESS/EGRESS EASEMENT SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF CONCRETE, ASPHALT, OR GRAVEL WITH A MINIMUM WIDTH OF TWELVE FEET (12') WITH TWO FOOT (2') COMPACTED SHOULDERS, THAT IS CAPABLE OF SUPPORTING THE WEIGHT OF LARGE FIRE AND RESCUE APPARATUS AND VEHICLES.
- THE LOT CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBER FOR WHOM THE SUBDIVISION IS MADE FOR A PERIOD OF NO LESS THAN THREE (3) YEARS UNLESS SUCH LOT IS SUBJECT TO AN INVOLUNTARY TRANSFER SUCH AS FORECLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

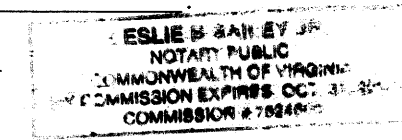
**NOTARY STATEMENT FOR THOMAS E WILSON**

STATE OF VIRGINIA  
 COUNTY OF YORK  
 TO WIT:

I, Leslie B Bailey Jr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 14 DAY OF MARCH, 2016.

Leslie B Bailey Jr  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-2019  
 REGISTRATION NO. 7624600



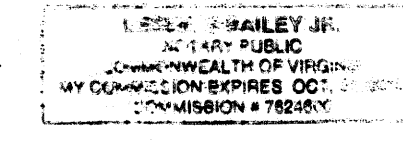
**NOTARY STATEMENT FOR CAROLYN M. WILSON**

STATE OF VIRGINIA  
 COUNTY OF YORK  
 TO WIT:

I, Leslie B Bailey Jr, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 14 DAY OF MARCH, 2016.

Leslie B Bailey Jr  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 10-31-2019  
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PARCELS 'A' & 'A-1' AREA TABULATIONS			
DESIGNATION	AREA IN ACRES	AREA IN S.F.	% OF TOTAL
PARCEL A (TOTAL AREA)	±2.409 ACRES	±104,911 S.F.	69 %
PARCEL A (WITHIN RPA)	±1.658 ACRES	±72,222 S.F.	(68.8%)
PARCEL A (WITHIN RMA)	0.812 ACRES	32,689 S.F.	(31.2%)
PARCEL A-1 (TOTAL AREA)	1.067 ACRES	46,496 S.F.	31 %
PARCEL A-1 (WITHIN RPA)	0.000 ACRES	0 S.F.	(0 %)
PARCEL A-1 (WITHIN RMA)	1.067 ACRES	46,496 S.F.	(100 %)
PARCEL A (UNDEVELOPABLE, BELOW 4' CONTOUR)	±0.766 ACRES	±33,388 S.F.	
PARCEL A (UNDEVELOPABLE, SLOPES >30%)	0.195 ACRES	8,508 S.F.	
PARCEL A-1 (UNDEVELOPABLE, SLOPES >30%)	0.012 ACRES	512 S.F.	
<b>TOTAL AREA (PARCELS A &amp; A-1)</b>	<b>±3.476 ACRES</b>	<b>±151,407 S.F.</b>	<b>100 %</b>

**SURVEYOR'S CERTIFICATE**

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'.

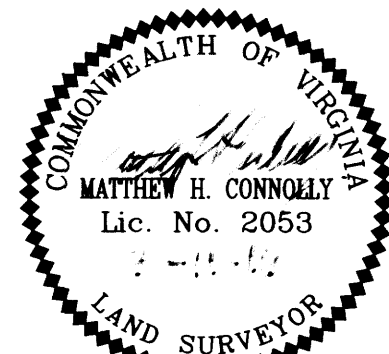
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (TAX MAP ID: 24-01-00-000A) IS IN THE NAMES OF:

THOMAS E. WILSON AND CAROLYN M. WILSON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM THOMAS E. WILSON AND CAROLYN M. WILSON, HIS WIFE, BY DEED OF GIFT DATED JUNE 24, 1987 AND DULY RECORDED ON JUNE 30, 1987 IN DEED BOOK 487, PAGE 705.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2016.

Matthew H. Connolly DATE: 3-11-2016  
 MATTHEW H. CONNOLLY  
 LAND SURVEYOR NO. 2053



**APPROVED:**

YORK COUNTY BOARD OF SUPERVISORS

BY: John Paul Cant  
 PLAT APPROVING AGENT

DATE: July 28, 2016

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28th DAY OF July 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 160012429

TESTE: Carol W Phillips D.C.  
 CLERK  
 BY: Carol W Phillips D.C.