

VICINITY MAP
SCALE 1" = 2000'

66 COORDINATES--U.S. SURVEY FEET:
12070710.514 (E), 3600855.609 (N)

70 COORDINATES--U.S. SURVEY FEET:
12074558.050 (E), 3601562.4979 (N)

OWNER'S CERTIFICATE

THE PLATTING OR DEDICATION OF THE LAND SHOWN HEREON FAMILY SUBDIVISION PLAT OF THE PROPERTY OF EDWARD W. POLLARD & MELINDA B. POLLARD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES IF ANY.

Edward W. Pollard 3-5-25
EDWARD W. POLLARD DATE
Melinda B. Pollard 3-5-25
MELINDA B. POLLARD DATE

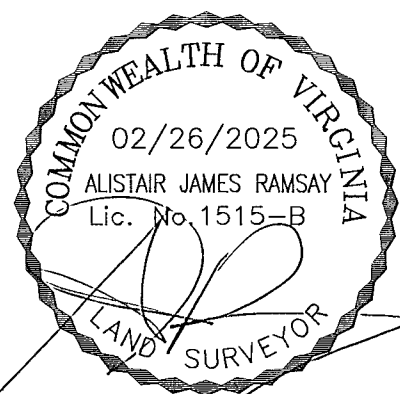
SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF EDWARD W. POLLARD AND MELINDA B. POLLARD, AND WAS ACQUIRED FROM ROBERT M. EBE, BY DEED OF BARGAIN & SALE DATED FEBRUARY 25, 2021 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 210003894.

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 03/01/2025.

Alistair J. Ramsay L.S. 02/26/2025
ALISTAIR J. RAMSAY L.S. DATE



BUILDING SETBACKS
FOR RR ZONING:

FRONT = 50'
REAR = 50'
SIDE = 20'

MINIMUM LOT AREA FOR RURAL RESIDENTIAL: 1 ACRE
MAXIMUM BUILDING HEIGHT FOR RURAL RESIDENTIAL: 35 FEET
TOTAL SUBDIVIDED AREA = 2.5834 ACRES +/- / 112,532 SQ. FT. +/-
THE SUBJECT PROPERTY TAX MAP 24-00-00-302A
GPIN#: R09d-2943-0917
INSTR.#: 210003894 PLAT INST. 080004229

LAND USE STATISTICAL DATA

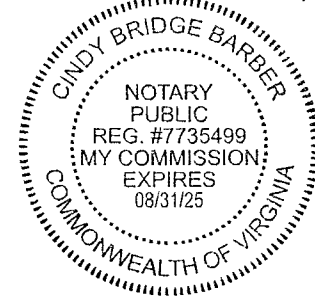
TOTAL AREA = 2.5834 ACRES +/- / 112,532 SQ. FT. +/-
UNDEVELOPABLE AREA = 0.3382/13.09%

PROPOSED LOTS:
PARCEL 2A-1 1.00000 ACRE DEVELOPABLE

PARCEL 2A-2 1.2450 ACRES DEVELOPABLE
0.3382 ACRE WETLANDS (UNDEVELOPABLE)
1.5832 ACRES (TOTAL)

CERTIFICATE OF NOTARIZATION FOR EDWARD W. POLLARD AND MELINDA B. POLLARD

STATE OF: Virginia
CITY/COUNTY OF: York
I, (PRINT) Cindy Bridge Barber 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 NAME THIS 5 DAY OF
march 2025. MY COMMISSION EXPIRES
3/21/25 REG. NO. 7735499
Cindy Barber
(SIGNATURE)



FAMILY SUBDIVISION PLAT OF
THE PROPERTY OF
EDWARD W. POLLARD
& MELINDA B. POLLARD

NELSON MAGISTERIAL DISTRICT
YORK COUNTY, VIRGINIA

SHEET 1 OF 2

SCALE: AS NOTED DATE: 01/22/2025



ALISTAIR J. RAMSAY L.S., P.C.

7319 MARTIN STREET SUITE 6 GLOUCESTER, VIRGINIA 23061 804-824-9374

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY APPEARS TO LIE WITHIN ZONE X, AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA REFERENCE PANEL NO. 51199C-0128 D DATED 1/16/2015.

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND AS SUCH MAY NOT REFLECT ALL TITLE MATTERS AFFECTING THE SUBJECT PROPERTY.
2. NOT ALL PHYSICAL IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
3. EACH PARCEL SHALL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. WATER IS PROVIDED BY NEWPORT NEWS WATERWORKS. SEWER IS PROVIDED BY YORK COUNTY.
4. EACH LOT OR PARCEL SHALL FRONT A PUBLIC ROAD OR SHALL FRONT UPON A PRIVATE DRIVEWAY OR ROAD WHICH IS IN A PERMANENT EASEMENT OF R/W NOT LESS THAN 20' IN WIDTH. SUCH R/W SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A MINIMUM, AN ALL-WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF 3 INCHES AND A MINIMUM WIDTH OF 10'. THE R/W SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES.
5. PROPERTY IS ZONED (RR)--RURAL RESIDENTIAL.
6. 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.
7. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
8. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS WERE FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY.
9. THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(d), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
10. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel

PLAT APPROVING AGENT

DATE: APRIL 2, 2025

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY
OF YORK-POQUOSON THIS 4 DAY OF April 2025. THIS
MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT NO. 250004904

TESTE: KRISTEN N. NELSON, CLERK

BY: Leah Hrygoc