

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 70  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,074,558.050  
 ELEVATION OF STATION: 25.13 (N.G.V.D.) Y-3,801,562.497

NOTE: 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.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA. NO ADDITIONAL ENCROACHMENT INTO THE R.P.A. WILL BE ALLOWED.

THE R.P.A. LINE SHOWN IS AS ITS EXISTS ON THE DATE OF THIS PLAT

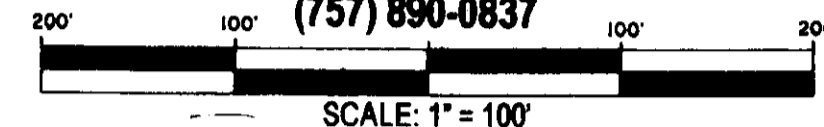
NOTE: THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF R/W SHOWN ON THIS PLAT IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR YORK COUNTY. THIS EASEMENT OF R/W SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT MINIMUM, AN ALL WEATHER SURFACE OF ROCK, STONE OR GRAVEL, WITH A MINIMUM DEPTH OF THREE INCHES (3") AND A MINIMUM WIDTH OF TEN FEET (10') WHICH SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES.

NOTE: THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBERS 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.

**FAMILY SUBDIVISION OF  
 JOHNNY E. PATTERSON, SR. AND  
 DANIELLE L. PATTERSON  
 NELSON DISTRICT  
 YORK COUNTY, VIRGINIA**

FEBRUARY 2, 2004 SCALE: 1" = 100'

CAMPBELL LAND SURVEYING, INC.  
 P. O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837



LEGEND

	PROPERTY LINE
	IRON PIPE FOUND
	IRON ROD SET
	BUILDING SETBACK LINE
	INGRESS/EGRESS & UTILITY EASEMENT (PRIVATE)
	R.P.A.
	R.M.A.
	ZONE AE
	ZONE X
	F.I.R.M. ZONE BOUNDARY
	PRIVATE DRAINAGE EASEMENT

RURAL RESIDENTIAL ZONING SETBACKS  
 FRONT - 50'  
 SIDE - 20'  
 REAR - 50'  
 TAX I.D.: 024-00-00-333  
 G.P.I.N. R09D-4187-1725  
 ZONING DISTRICT: RR (RURAL RESIDENTIAL)  
 REFERENCES: D.B. 531, PG. 80  
 F.I.R.M. ZONE: X, X 500 & AE, MAP 510182 0036 B (12/16/88)  
 MAP 510182 0018 (12/16/88)

**VICINITY MAP SCALE: 1" = 2000'**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

*Johnny E. Patterson Sr.* 12/17/04  
 JOHNNY E. PATTERSON, SR. DATE  
*Danielle L. Patterson* 12/17/04  
 DANIELLE L. PATTERSON DATE

**OWNER NOTARY**  
 STATE OF VIRGINIA  
 CITY / COUNTY OF York Co TO WIT:  
 I, Arden Wallace NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVEN UNDER MY HAND THIS 17 DAY OF December 2004.  
 MY COMMISSION EXPIRES: 12/31/2006  
*Arden Wallace*  
 NOTARY PUBLIC

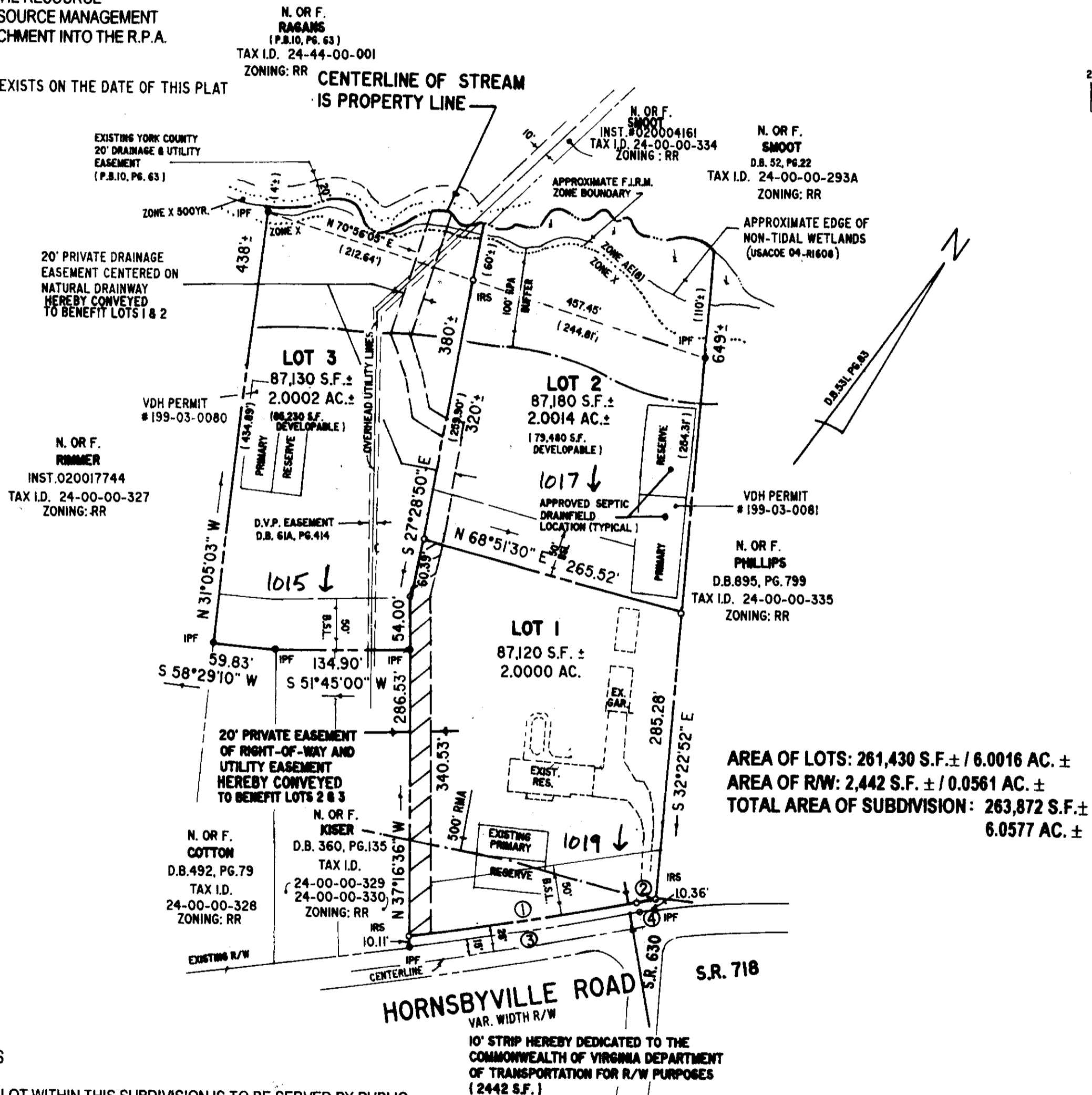
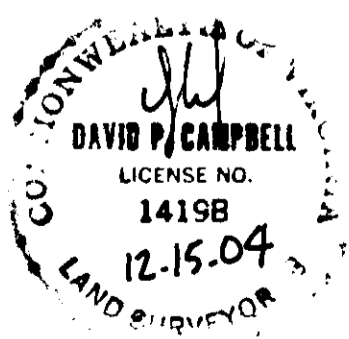
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAMES OF JOHNNY E. PATTERSON, SR. AND DANIELLE L. PATTERSON, HUSBAND & WIFE, AND WAS ACQUIRED FROM RUSSELL F. TINKER AND HAZEL FOX TINKER, HUSBAND & WIFE, BY DEED DATED SEPTEMBER 29, 1988, AND DULY RECORDED IN DEED BOOK 531, PAGE 80.

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

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 30, 2004.

*David P. Campbell* 12-15-04  
 DAVID P. CAMPBELL L.S. 1419B DATE



**UTILITY NOTES**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVAL COPY OF PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

*Thomas B. Costello* 12/17/04  
 HEALTH DEPARTMENT SANITARIAN DATE

**CURVE DATA**

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CH. BEARING
1	4698.64'	228.18'	02°46'57"	114.11'	228.16'	S 42°53'23" W
2	817.55'	16.47'	01°09'14"	8.23'	16.46'	S 42°04'32" W
3	4708.64'	230.15'	02°48'02"	115.10'	230.13'	S 42°53'55" W
4	807.55'	13.59'	00°57'51"	6.79'	13.59'	S 41°58'51" W

**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*  
 PLAT APPROVING AGENT

DATE: 2/11/05

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THIS 9<sup>th</sup> DAY OF March 2005, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 050004369

TESTE: *Lynn S. Jenkins*  
 CLERK

BY: *Shirley C. Taylor*

2005 MAR -9 PM 1:33

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