

NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE VE(10'), AE(9'), X (DARK), X (LIGHT), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0037 B, EFFECTIVE DATE: DECEMBER 16, 1988.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA AND THEREFORE SUBJECT TO REGULATIONS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ACT.
3. MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT : 50' (FEET)
SIDE : 20' (FEET)
REAR : 50' (FEET)
4. PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT).
5. TAX MAP PARCEL # : 30-00-00-243; 30-00-00-243A
6. GPIN # : V05A-0188-2736; V05A-0211-2835
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 CHAPTER 23.2 OF THE YORK COUNTY CODE. THE SUBDIVISION CONTAINED WITHIN THIS PROPERTY HAS CERTAIN VESTED RIGHTS RELATING TO THE CHESAPEAKE BAY PRESERVATION ACT.
8. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
9. WETLANDS AS SHOWN ON LOT 2 ENCOMPASSED IN A VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
10. 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 (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
11. 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.
12. 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 (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
13. NO LAND IN THE SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

PRIMARY GEODETIC CONTROL MONUMENTS

- (114) - COORDINATES—U.S. SURVEY FEET—12089106.906(E); 3577450.129(N)
- (115) - COORDINATES—U.S. SURVEY FEET—12089059.863(E); 3581257.605(N)

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.

F. Craig Read DATE: 10/11/06
F. CRAIG READ

Debra A. Read DATE: 10-11-06
DEBRA A. READ

James H. Hudson DATE: 10/11/06
TRUSTEE - JAMES H. HUDSON, III FOR CITIZENS AND FARMERS BANK, BENEFICIARY, BY DEED OF TRUST DATED APRIL 18, 2006 AND RECORDED AS INSTRUMENT #060008884 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON APRIL 21, 2006.

NOTARY PUBLIC FOR PROPERTY OWNERS

STATE OF VIRGINIA TO WIT:
Jeanne Harrison, A NOTARY PUBLIC IN AND FOR THE City OF Hampton 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 11th DAY OF October, 2006.
J. Jeanne Harrison
NOTARY PUBLIC

MY COMMISSION EXPIRES: 04-30-2008

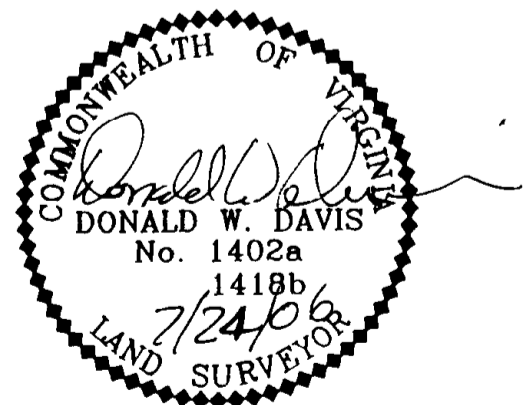
NOTARY PUBLIC FOR TRUSTEE

STATE OF VIRGINIA TO WIT:
Dianne H. Pillsbury, A NOTARY PUBLIC IN AND FOR THE County OF King William 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 11th DAY OF October, 2006.
Dianne H. Pillsbury
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-30-09

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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 NAME OF: F. CRAIG READ AND DEBRA A. READ, HUSBAND AND WIFE, AND WAS ACQUIRED FROM PERCY P. PHARR AND CAROL B. PHARR, HUSBAND AND WIFE, BY DEED DATED MARCH 14, 2003 AND DULY RECORDED IN THE CLERKS OFFICE OF THE YORK-POQUOSON, VIRGINIA CIRCUIT COURT IN INSTRUMENT NUMBER 030009081.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 31 AUGUST 2007.
Donald W. Davis 7/24/06
DONALD W. DAVIS DATE



TOTAL LOT AREA = 581,355± S.F. OR 13.35± ACRES
 TOTAL R/W AREA = 38,486 S.F. OR 0.88 ACRE
 TOTAL SUBDIVIDED AREA = 619,841± S.F. OR 14.23± ACRES

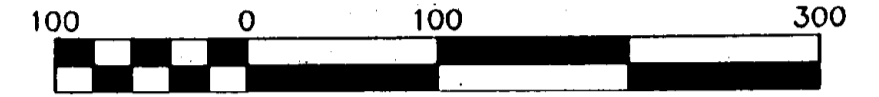
UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

SUBDIVISION PLAT OF

SHALLOW MARSH

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
DAVIS & ASSOCIATES P. C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE "G"
YORKTOWN, VIRGINIA 23693



SCALE: 1" = 100' DATE: 24 JULY 06

SHEET 1 OF 2

- SYMBOLS -

- 50' B ——— DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES IRON ROD FOUND
- DENOTES IRON PIPE FOUND
- DENOTES IRON RODS TO BE SET AT ALL PROPERTY LINE JUNCTURES
- U— DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- RMA DENOTES RESOURCE MANAGEMENT AREA
- RPA DENOTES RESOURCE PROTECTION AREA

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Walter D. ... 10/12/06
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 12/13/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 14th DAY OF Dec, 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060050818

TESTE: Lynn S. Jenkins 11:42am
CLERK

BY: Al Maddalena

APR 14 2007