

VICINITY MAP
SCALE: 1"=2,000'

125 RESET A - N3568613.630 E12086679.440
ELEV.=29.36

GENERAL NOTES

- PROPERTY IS ALL OF TAX PARCEL 37-02-00-006, GPIN #J02C-0808-2170 - PROPERTY IS ZONED R13 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT)

FRONT BUILDING SETBACK - 30'
SIDE BUILDING SETBACK - 12.5'
REAR BUILDING SETBACK - 25'
- TOTAL AREA OF SUBDIVISION - 83,553 S.F. - 1.918 ACRES.
- ALL IMPROVEMENTS NOT SHOWN.
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON THIS PLAT.
- THIS PLAT IS BASED ON A FIELD SURVEY COMPLETED JUNE 2004 AND RECORD INFORMATION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF YORK, VIRGINIA, COMMUNITY PANEL NUMBER 510182 0043B, DATED DECEMBER 16, 1988.
- THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREAS (CBPA) INCLUDING RESOURCE PROTECTION AREAS (RPA) OR THE RESOURCE MANAGEMENT AREAS (RMA).
- REFERENCE: INSTR. NO.030023306, P.B.8, PG.278 (PLAT), D.B. 1117, PG. 461 INSTR. NO.100006466
- THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE (LOT 3 AND LOT 4) 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.
- THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY, VIRGINIA, AND THE EASEMENT OF RIGHT-OF-WAY 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 RIGHT-OF-WAY 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').
- ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE.
- THE SUBJECT PROPERTY IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL CONSTRUCTION AND LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- BEFORE THE EXISTING WETLANDS ARE FILLED AND A BUILDING PERMIT IS ISSUED BY YORK COUNTY FOR PROPOSED LOT 4, A PRE-CONSTRUCTION NOTIFICATION SHALL BE SENT TO AND CONFIRMED BY THE ACOE AND DEQ.
- COORDINATE VALUES SHOWN TAKEN FROM PLAT PREPARED BY AES ENTITLED, "PLAT OF RIGHT-OF-WAY DEDICATION TO: COUNTY OF YORK, VIRGINIA, RUSSELL LANE - ROAD IMPROVEMENTS, BETHEL DISTRICT, YORK COUNTY, VIRGINIA", DATED JULY 23, 1992., D.B.1117 PG. 456-461

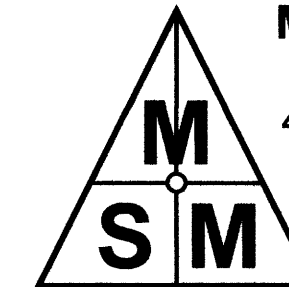
CORRECTED PLAT,
PLAT OF EASEMENT VACATION
FOR LOT 2 AND
EASEMENT DEDICATION FOR LOT 4 OF
FAMILY SUBDIVISION
OF THE PROPERTY OF
**ISADORE MAJOR, JR. &
MARILYNN M. MAJOR**

BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: OCTOBER 7, 2011 SCALE: 1"=30'

PROJECT NUMBER: 05-067

SHEET 1 OF 2



**MICHAEL SURVEYING
& MAPPING, P.C.**

41 OLD OYSTER POINT ROAD
SUITE B
NEWPORT NEWS, VA. 23602
TEL 757.873.1762
FAX 757.873.1772

OWNER'S CONSENT AND DEDICATION

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.

LOT 2
BY: Isadore Major, Jr. 10/19/2011
ISADORE MAJOR, JR. DATE

BY: Marilynn M. Major 10-10-11
MARILYNN M. MAJOR DATE

LOT 4
BY: Shineka S. Dixon 10-10-11
SHINEKA S. DIXON DATE

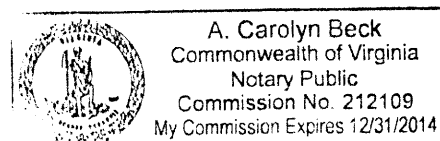
NOTARY

A. Carolyn Beck A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 10th DAY OF October, 2011.

NOTARY PUBLIC: A. Carolyn Beck REGISTRATION NO. 212109

MY COMMISSION EXPIRES: December 31, 2014



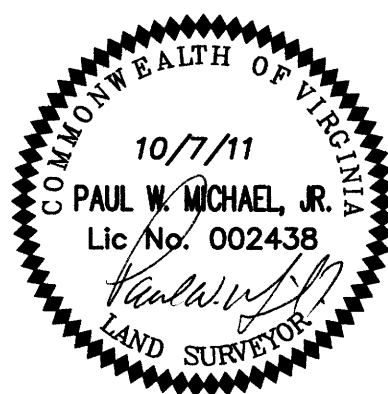
SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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 IS IN THE NAME OF ISADORE MAJOR, JR. AND MARILYNN M. MAJOR, HUSBAND AND WIFE, AND WAS ACQUIRED FROM DORTHY R. BROOKS FLOOD, MARRIED, BY DEED DATED JULY 22, 2003, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT NO. 030023306. I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2010.

Paul W. Michael, Jr.
PAUL W. MICHAEL, JR.

10/7/11
DATE



CORRECTED PLAT NOTES 10/7/11:

- ADDED NOTE 15 TO GENERAL NOTES.
- 25' PRIVATE DRAINAGE IMPOUNDMENT EASEMENT TO BENEFIT LOTS 1, 2, 3, AND 4 HAS BEEN VACATED AND RELOCATED TO THE NORTHERLY PORTION OF LOT 4 AND INCREASED IT TO 30' WIDE.
- CORRECTED NORTH ARROW REFERENCE
- ONLY THE ABOVE ITEMS HAVE BEEN AMENDED. ALL OTHER INFORMATION AND CONDITIONS REMAIN THE SAME AS DATE OF ORIGINAL PLAT.

WATER:

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

SEWER:

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

AREA TABLE

LOT 1	0.500 ACRES
LOT 2	0.534 ACRES
LOT 3	0.442 ACRES
LOT 4	0.442 ACRES
TOTAL SUBDIVIDED AREA	1.918 ACRES

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT

DATE: 10/20/11

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 21st DAY OF October, 2011. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. LR110016045 10:08 AM

TESTE: Lynn S. Mendibur, CLERK

BY: Valerie D. Blum