

VICINITY MAP SCALE: 1" = 2000'

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, IF ANY.

DUDLEY-SPENCER CONSTRUCTION, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

BY: Cowles M. Spencer, Sr. DATE: 12/17/12
COWLES M. SPENCER, SR.

STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:

I, Amanda Colwell, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 17th DAY OF December, 2012
Amanda Colwell 7059360
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: Jan 31, 2013

AMANDA MARIE COLWELL
NOTARY PUBLIC
REGISTRATION # 7059360
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2013

TRUSTEE'S CONSENT

BENEFICIARY: CITIZENS AND FARMERS BANK
DEED OF TRUST DATED NOVEMBER 9, 2012
RECORDED AS INSTRUMENT NO. 120019693

BY: James H. Hudson III DATE: 12/19/12
JAMES H. HUDSON, III

STATE OF VIRGINIA, COUNTY OR CITY OF York; TO WIT:

I, Patricia Oliver Yarnett, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 19th DAY OF December, 2012
Patricia Oliver Yarnett 148329
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 1-31-2016

- LEGEND:**
- DENOTES PIN SET
 - DENOTES PIN, PIPE, OR MONUMENT FOUND
 - CONCRETE MONUMENT SET
 - (585'44'45"W) (50'15') DENOTES PROPERTY LINE HEREBY VOIDED.

PROPERTY IS ZONED RR (RURAL RESIDENTIAL).
(NON-CONFORMING LOT)

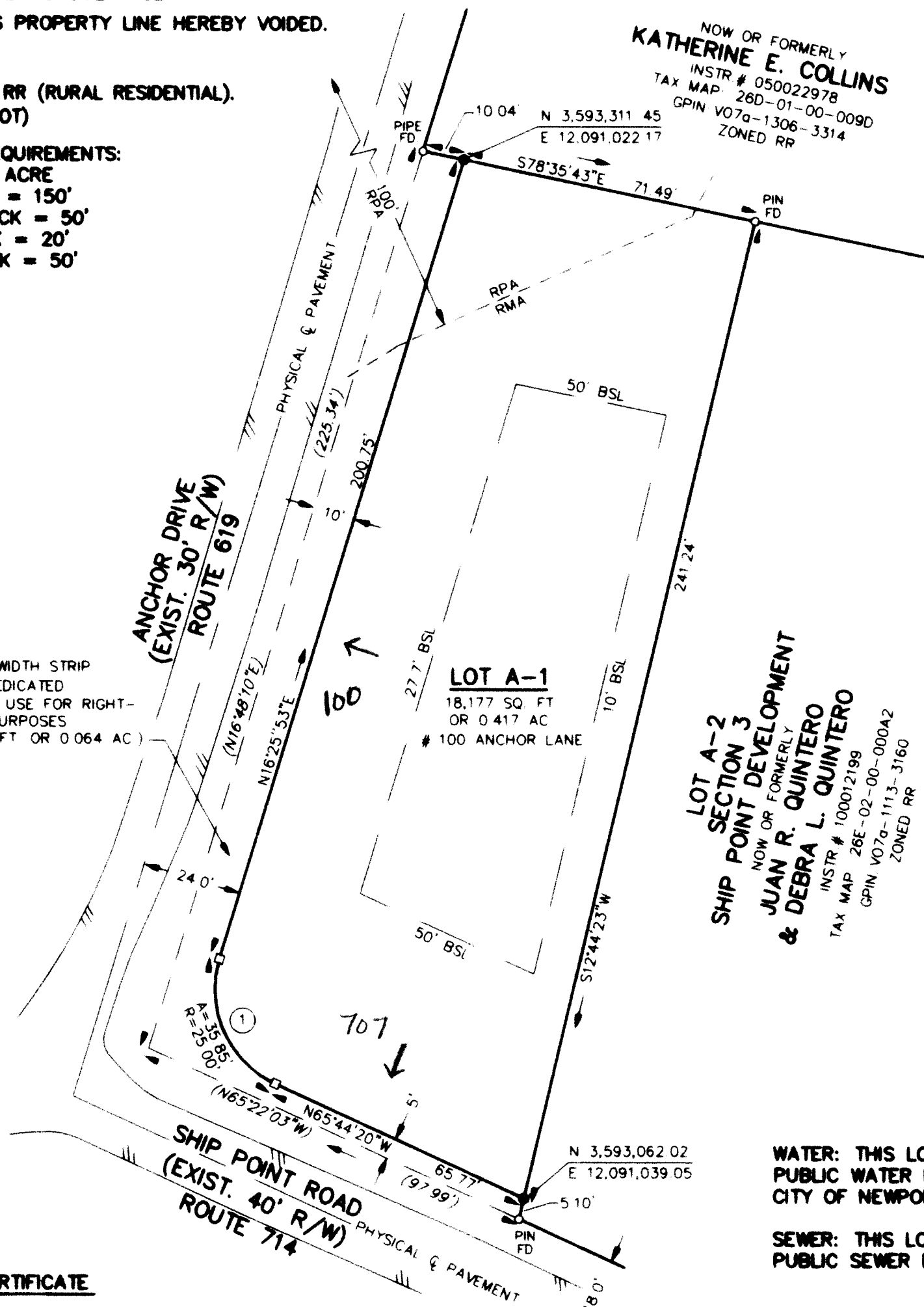
RR MINIMUM LOT REQUIREMENTS:
MINIMUM AREA = 1 ACRE
MINIMUM LOT WIDTH = 150'
FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = 20'
REAR YARD SETBACK = 50'

YORK COUNTY
MONUMENT NO. 094
N= 3,593,451.345
E= 12,091,035.793
ELEVATION=3.74

CURVE TABLE

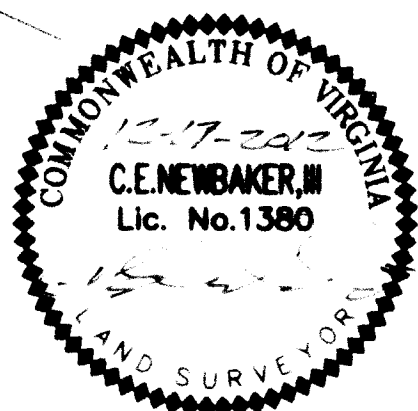
NO	DELTA	RADIUS	ARC	TANGENT	CHORD	CH BEARING
1	82°09'44"	25 00'	35 85'	21 79'	32 86'	N24°39'13"W

VARIABLE WIDTH STRIP
HEREBY DEDICATED
TO PUBLIC USE FOR RIGHT-
OF-WAY PURPOSES
(2,800 SQ. FT. OR 0.064 AC.)



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

SEWER: THIS LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.



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'.

TAX PARCEL 28E-02-00-000A1

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PLAT OF RIGHT-OF-WAY DEDICATION IS IN THE NAME OF DUDLEY-SPENCER CONSTRUCTION, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM COWLES M. SPENCER, SR. BY DEED DATED NOVEMBER 7, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON NOVEMBER 13, 2012 AS INSTRUMENT NO. 120019692.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2012.

SIGNED: C.E. NEWBAKER, III DATE: 12-17-2012
C.E. NEWBAKER, III L.S.# 1380

AREA OF LOT A-1 BEFORE RIGHT-OF-WAY DEDICATION = 20,977 SQ. FT. OR 0.482 AC.

AREA TO BE DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES 2,800 SQ. FT. OR 0.064 AC.

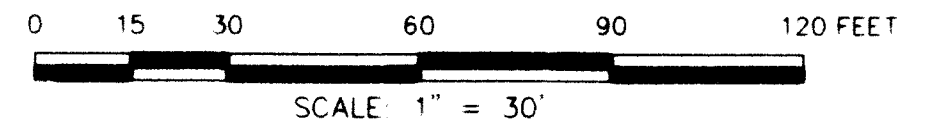
NEW AREA OF LOT A-1 = 18,177 SQ. FT. OR 0.417 AC.

**PLAT OF RIGHT-OF-WAY DEDICATION
LOT A-1, SECTION 3, SHIP POINT DEVELOPMENT**

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA
DECEMBER 14, 2012

C.E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298
YORKTOWN, VA 23692
PH# 757-240-2562
FAX 757-926-4880

VIRGINIA COORDINATE SYSTEM
OF 1983 SOUTH ZONE



SHEET 1 OF 1

NOTES:

- A) THIS LOT WAS LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.
- B) THIS PROPERTY LIES WITHIN LANDS DESIGNATED BY YORK COUNTY AS RESOURCE MANAGEMENT AREA (RMA).
- C) THE LIMITS OF NATURAL RESOURCES ON THIS PROPERTY HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS SET FORTH IN CHAPTER 23.2 (CHESAPEAKE BAY PRESERVATION AREA ORDINANCE) OF THE YORK COUNTY CODE.
- D) THIS LOT IS SUBJECT TO ADMINISTRATIVE MODIFICATION REQUEST NO. 12-11A APPROVED BY THE ZONING ADMINISTRATOR BY LETTER DATED NOVEMBER 5, 2012, PERMITTING A FRONT YARD BUILDING SETBACK OF 27.7' ALONG THE ANCHOR DRIVE RIGHT-OF-WAY.

PROPERTY REFERENCES:

- PLAT BOOK 7, PAGE 162
- DEED BOOK 137, PAGE 29 (PLAT)
- DEED BOOK 404, PAGE 588 (PLAT)
- DEED BOOK 476, PAGE 652 (PLAT)
- INSTR.# 040006928 (PLAT)

FLOOD NOTE:

PROPERTY LIES IN ZONE AE (EL 9) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 MAP NO. 51199C0220C, DATED JUNE 16, 2009.

APPROVED:

VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: Jan C. H. RE. DATE: 11/14/13

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddelem DATE: 1/16/13
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 17th DAY OF January, 2013 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 30000931.
2:15pm

TESTE: Lynn S. Mendibur
CLERK

BY: Christina H. Swift D.C.

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
TAX PARCEL 26E-02-00-000A1; GPIN: V07a-1024-3186