

YORK COUNTY SURVEY MONUMENT

STA. NO. 31
 E: 12,020,830.021
 N: 3,631,961.009 (US SURVEY FT)
 ELEV: 84.57' (NGVD 1929)

EASEMENT NOTE

THE RECORDATION OF THIS PLAT SHALL OPERATE 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.

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 INCLUDES: (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 FACILITIES.

OWNER'S CONSENT

THE VACATION OF THE PROPERTY LINE HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

BY: Daniel Seldon Jones 1/17/2013
 DANIEL SELDON JONES DATE

NOTARY STATEMENT FOR DANIEL SELDON JONES

STATE OF VIRGINIA
 COUNTY OF York Co.
 TO WIT:
 I, Mary E. Campbell, 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 HAND THIS 17 DAY OF January, 2013.

Mary E. Campbell
 NOTARY PUBLIC

MY COMMISSION EXPIRES 9/30/2014

REGISTRATION NO. 162791

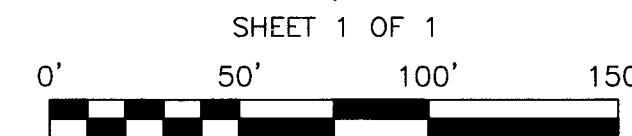
PROPERTY LINE VACATION PLAT
 LOT 18 AND LOT 19
 QUEENS LAKE, SECTION EL, PART I

BEING LOCATED IN THE
 BRUTON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA

DATE: 01/17/2013 SCALE: 1"=50' JOB # 12-074



205 Bulifants Boulevard, Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



LOT 18
 TAX MAP # 07A4-01-EL-018
 GPIN: G15c-2186-1027
 ZONING: RR: RURAL RESIDENTIAL
 113 CAMBRIDGE LANE

LOT 19
 TAX MAP # 07A4-01-EL-019
 GPIN: G15c-2364-1122
 ZONING: RR: RURAL RESIDENTIAL
 111 CAMBRIDGE LANE

UTILITIES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY AQUA VIRGINIA.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

AREA CALCULATIONS

	OLD AREA	NEW AREA
LOT 18	58,315 S.F. 1.339 AC.	0 S.F. 0 AC.
LOT 19	30,292 S.F. 0.695 AC.	88,607 S.F. 2.034 AC.
TOTAL LOT AREA		88,607 S.F. 2.034 AC.

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY OF THE PROPERTIES SHOWN HEREON.
3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0070C - EFFECTIVE MAP DATE OF JUNE 16, 2009.
4. MINIMUM BUILDING SETBACKS FOR RR (RURAL RESIDENTIAL):
 FRONT: 50'
 SIDE YARD: 20'
 REAR: 50'
 MINIMUM LOT SIZE: 1 ACRE (WITH PUBLIC WATER & SEWER)
 MINIMUM LOT WIDTH: 150' @ 30' BSL
 MAXIMUM BUILDING HEIGHT: 35'
5. THE LIMITS OF THE NATURAL RESOURCES AS SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY FUTURE DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA.
6. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
7. THE SUBJECT LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

SURVEYOR'S CERTIFICATE

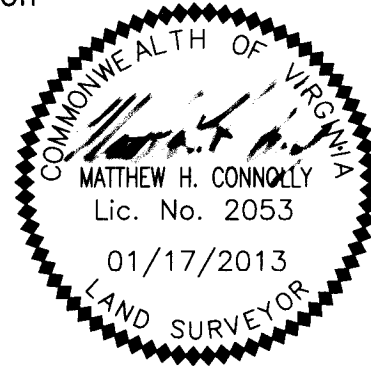
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT (TAX MAP # 07A4-01-EL-018 AND TAX MAP # 07A4-01-EL-019) IS OWNED BY DANIEL SELDON JONES & INGRID DELORES JONES, (DECEASED), HUSBAND AND WIFE, AND WAS ACQUIRED FROM VERNON F. CURD & EVELYN B. CURD, HUSBAND AND WIFE, BY DEED DATED SEPT. 12, 1978 AND DULY RECORDED IN D.B. 319, PG. 840.

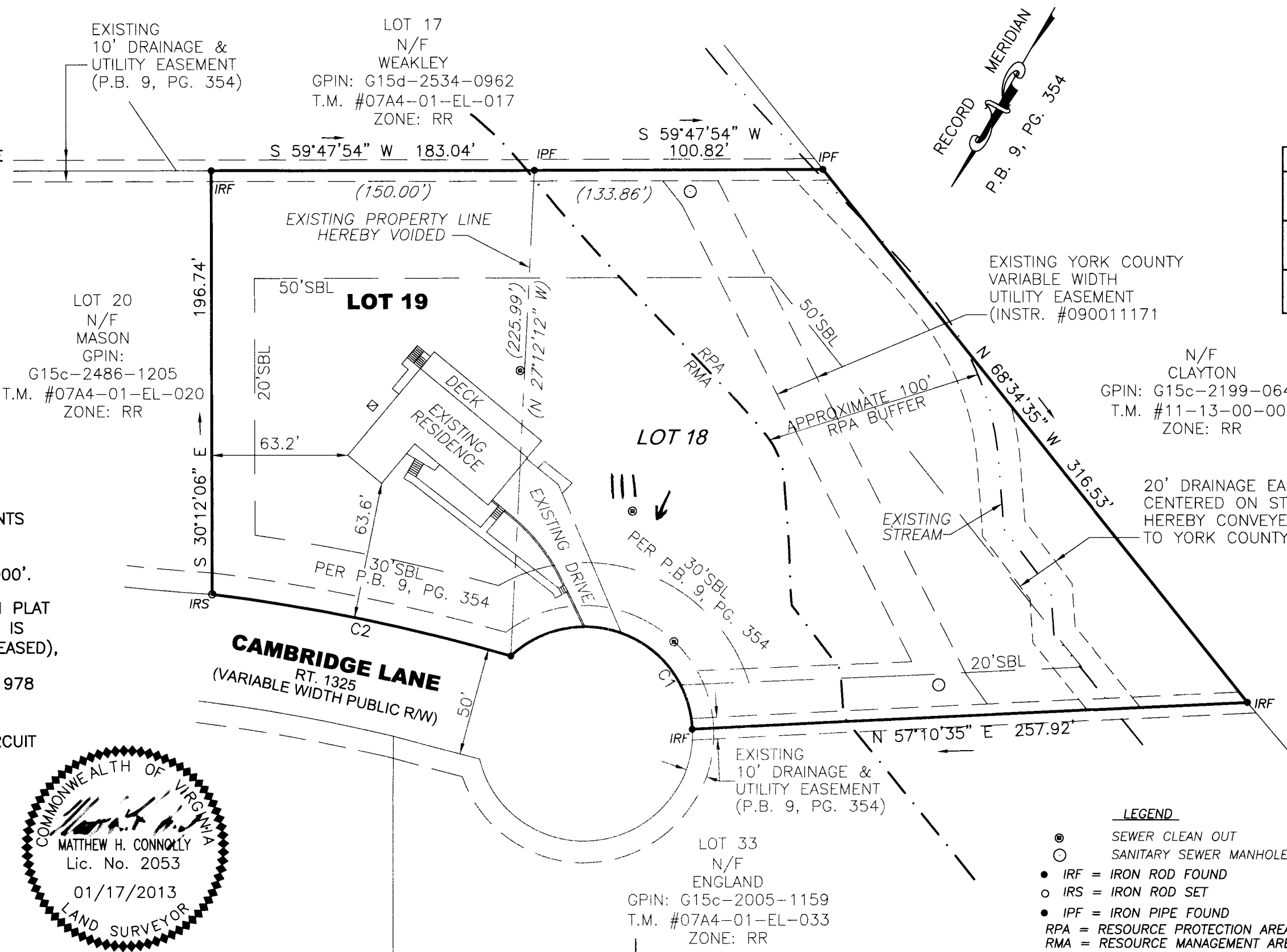
THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2013.

Matthew H. Connolly
 DATE: 01/17/2013
 MATTHEW H. CONNOLLY
 LAND SURVEYOR NO. 2053



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	113.83'	90.79'	N 81°57'25" E	130°26'25"
C2	868.81'	141.78'	141.62'	N 71°35'55" E	9°20'59"



- LEGEND**
- SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IPF = IRON PIPE FOUND
 - RPA = RESOURCE PROTECTION AREA
 - RMA = RESOURCE MANAGEMENT AREA

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: W. Braddeman
 PLAT APPROVING AGENT

DATE: 2/2/13

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 27th DAY OF February 2013. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 13773820

TESTE: Christina H. Smith
 CLERK

BY: Christina H. Smith