

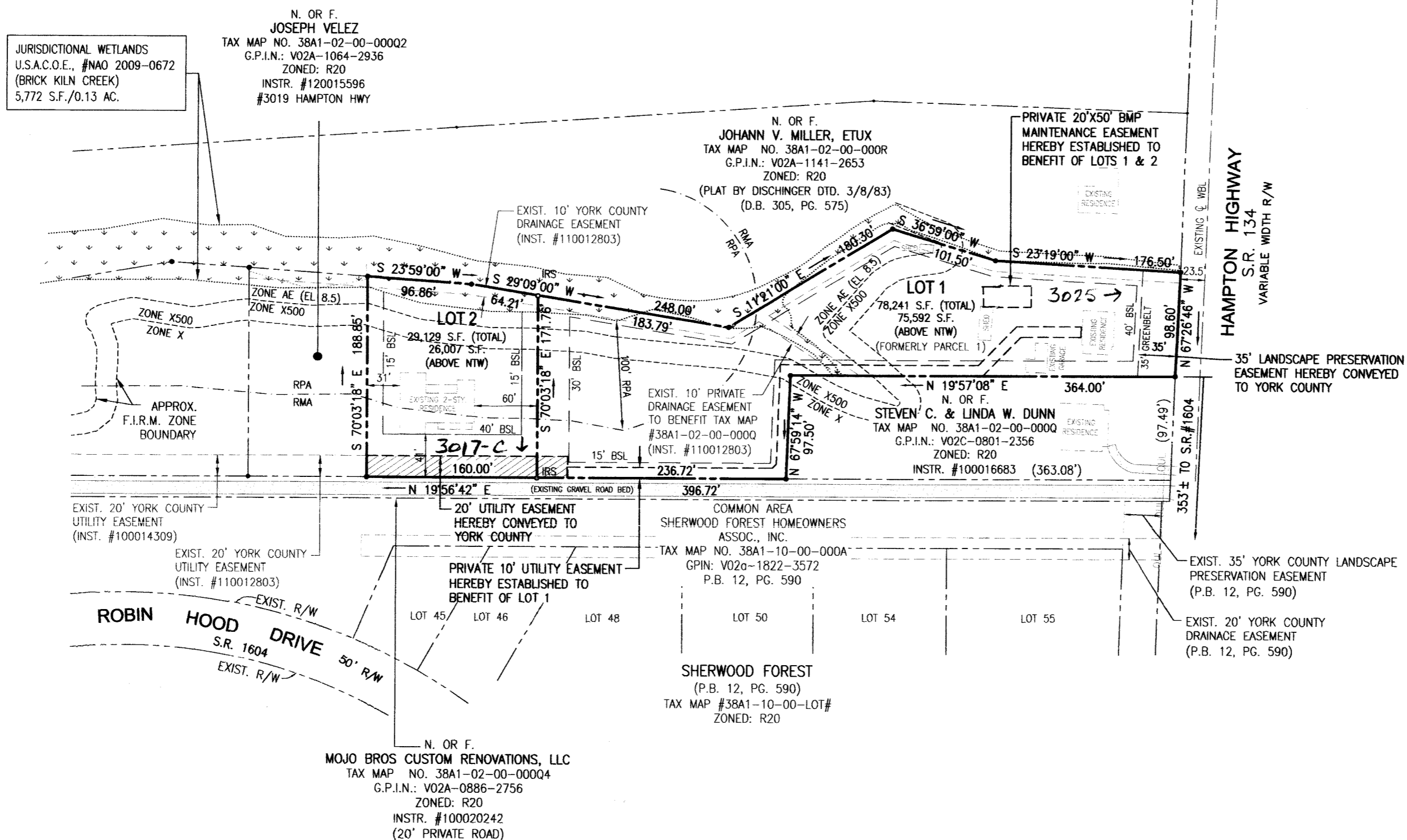
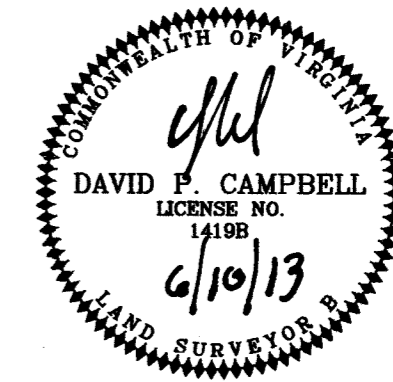
**FAMILY SUBDIVISION  
OF THE PROPERTY OF  
EMILY NATALE**  
BEING A SUBDIVISION OF PARCEL 1  
"BOUNDARY LINE ADJUSTMENT BETWEEN  
TWO PROPERTIES OWNED BY MOJO BROS  
CUSTOM RENOVATIONS, LLC,  
A VIRGINIA LIMITED LIABILITY COMPANY"  
(INST. #110012803)

BETHEL DISTRICT  
YORK COUNTY, VIRGINIA

FEBRUARY 26, 2013 SCALE: 1"=100'

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

SHEET 2 OF 2



JURISDICTIONAL WETLANDS  
U.S.A.C.O.E., #NAO 2009-0672  
(BRICK KILN CREEK)  
5,772 S.F./0.13 AC.

N. OR F.  
JOSEPH VELEZ  
TAX MAP NO. 38A1-02-00-00002  
G.P.I.N.: V02A-1064-2936  
ZONED: R20  
INSTR. #120015596  
#3019 HAMPTON HWY

N. OR F.  
JOHANN V. MILLER, ETUX  
TAX MAP NO. 38A1-02-00-0000R  
G.P.I.N.: V02A-1141-2653  
ZONED: R20  
(PLAT BY DISCHINGER DTD. 3/8/83)  
(D.B. 305, PG. 575)

PRIVATE 20'X50' BMP  
MAINTENANCE EASEMENT  
HEREBY ESTABLISHED TO  
BENEFIT OF LOTS 1 & 2

N. OR F.  
STEVEN C. & LINDA W. DUNN  
TAX MAP NO. 38A1-02-00-0000  
G.P.I.N.: V02C-0801-2356  
ZONED: R20  
INSTR. #100016683 (363.08')

N. OR F.  
MOJO BROS CUSTOM RENOVATIONS, LLC  
TAX MAP NO. 38A1-02-00-00004  
G.P.I.N.: V02A-0886-2756  
ZONED: R20  
INSTR. #100020242  
(20' PRIVATE ROAD)

**NOTE:**  
THE EXISTING SEPTIC SEWAGE SYSTEM CURRENTLY SERVING  
THE EXISTING RESIDENCE ON LOT 1 SHALL BE ABANDONED  
IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE  
VIRGINIA DEPARTMENT OF HEALTH.

107,370 S.F. / 2.4649 AC.  
TOTAL AREA OF SUBDIVISION

**R20-SINGLE FAMILY RESIDENTIAL  
MINIMUM BUILDING SETBACKS**  
FRONT: 40'  
SIDE: 15'  
REAR: 30'

**LEGEND**

- PROPERTY LINE
- IRON PIPE/ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD SET
- BUILDING SETBACK LINE
- PROPOSED PRIVATE DRAINAGE AND/OR UTILITY EASEMENT
- NTW NON-TIDAL WETLANDS
- R.P.A. R.M.A. RESOURCE PROTECTION AREA RESOURCE MANAGEMENT AREA

**APPROVED**  
  
YORK COUNTY BOARD OF SUPERVISORS  
  
BY: U. Maddalena  
PLAT APPROVING AGENT  
  
DATE: 8/15/13  
  
STATE OF VIRGINIA  
COUNTY OF YORK  
  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE  
COUNTY OF YORK-POQUOSON, THIS 15<sup>TH</sup> DAY OF Aug  
2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD  
AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 130013656.  
  
TESTE: Lynn S. mendibur  
CLERK  
  
BY: Christina H. Quint D.C.