



VICINITY MAP  
SCALE: 1" = 2000'

**OWNERS CONSENT**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

LANGHORNE M. WILSON \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF NOTARIZATION**

FOR THE STATE OF Virginia  
CITY/COUNTY OF WILLIAMSBURG  
Julia A. Brantley, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 27 DAY OF August, YR. 2014  
Julia A. Brantley MY COMMISSION EXPIRES 12/31/17  
REGISTRATION NO. 7538624

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 LANGHORNE M. WILSON (WIDOW) AND WAS ACQUIRED FROM ROBERT ARTHUR WILSON, DECEASED, BY LAST WILL AND TESTAMENT DATED FEBRUARY 7, 1992 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA ON AUGUST 9, 1993 AT WILL BOOK 74, PAGES 577-581. I CERTIFY THAT PIPES OR PINS, AS SHOWN ON THIS PLAT WERE SET ON NOV. 30TH, 2009.

Edward C. Carr II 9-2-14  
EDWARD C. CARR II, L.S. DATE

**WATER:**

EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY A PRIVATE WELL AS APPROVED BY THE HEALTH DEPARTMENT.

**SEWER:**

THIS SUBDIVISION HAS BEEN INSPECTED BY AN AGENT OF THE LOCAL HEALTH DEPARTMENT AND EACH LOT CONTAINED THEREIN HAS BEEN DETERMINED TO BE ACCEPTABLE FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM, BOTH PRIMARY AND RESERVE LOCATIONS, UNDER THE SUBDIVISION EVALUATION PROCEDURES IN EFFECT AS OF THIS DATE, SUBJECT TO THE CONDITIONS INDICATED ON THE APPROVED COPY OF THE PLAT FILED AT THE LOCAL HEALTH DEPARTMENT.

Edward C. Carr II 9-2-14  
(SIGNED) (DATED)

**SURVEYOR'S NOTE**

AREA COMPUTED FROM RECORD PLAT OF SUBDIVISION OF LANGHORNE WILSON APPEARS TO BE LARGER THAN THIS PLAT SHOWS. APPEARS TO BE AN INADEQUATE AMOUNT OF R/W DEDUCTED FROM RECORD EVIDENCE. AREA TO TIE LINES APPEARS TO BE LARGER THAN AREA COMPUTED FROM RECORD AS SHOWN.



**GENERAL NOTES**

PROPERTY BEING SUBDIVIDED IS ALL OF TAX PARCEL # 02-00-00-058 AND YORK COUNTY GPIN # D19d-3729-1935. PROPERTY ADDRESS: 138 FENTON MILL ROAD

PROPERTY IS ZONED RR (RURAL RESIDENTIAL)  
MINIMUM LOT SIZE: 2.0 ACRES (WITHOUT PUBLIC WATER & SEWER)  
MINIMUM LOT WIDTH: 150'  
BUILDING SETBACK LINES ARE  
FRONT = 50'  
REAR = 50'  
SIDE = 20'

PROPERTY AS SHOWN LIES IN FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD PLAIN) AND IN ZONE A (NO BASE FLOOD ELEVATION DETERMINED). PER F.I.R.M. MAP # 51199C 0055C EFFECTIVE DATE JUNE 16, 2009.

THIS SURVEY REPRESENTS A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FURNISHED TITLE REPORT AND DOES NOT REFLECT ALL EASEMENTS, SERVITUDES AND COVENANTS ON RECORD.

TOPOGRAPHIC INFORMATION, R.P.A. & R.M.A. AND CREEK LOCATION PER YORK COUNTY G.I.S.

THE LOTS CREATED PURSUANT TO THE FAMILY SUBDIVISION PROVISIONS OF THE SUBDIVISION ORDINANCE SHALL BE TITLED IN THE NAME OF THE IMMEDIATE FAMILY MEMBER 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 FORTCLOSURE, DEATH, JUDICIAL SALE, CONDEMNATION OR BANKRUPTCY.

PORTIONS OF THESE PROPERTIES ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL 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.

THIS IS A FAMILY SUBDIVISION PURSUANT TO SECTION 20.5-34 OF THE SUBDIVISION ORDINANCE OF YORK COUNTY VIRGINIA, AND THE EASEMENTS OF RIGHT-OF-WAY ARE NOT PUBLIC STREETS AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA OR THE COUNTY OF YORK BUT ARE PRIVATE RIGHT-OF-WAYS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS IN A CONDITION PASSABLE BY EMERGENCY VEHICLES AT ALL TIMES. SUCH RIGHT-OF-WAYS SHALL INCLUDE A DRIVEWAY WITHIN IT CONSISTING OF, AT A 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').

THE FRONT PORTION OF THE PROPERTY ALONG FENTON MILL ROAD IS LOCATED IN A WATERSHED MANAGEMENT PROTECTION OVERLAY DISTRICT THIS SITE MUST COMPLY WITH SEC. 24.1-376 OF THE ZONING ORDINANCE.

ADDRESSING WATER QUALITY THESE SITES AS SHOWN SHALL NOT EXCEED 16% IMPERVIOUS COVERAGE. EXISTING IMPERVIOUS AREA PARCEL "B" 0.19 AC.(0.28 %).

U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLAND VERIFICATION PROJECT # NAO-2007-3854.

**FAMILY SUBDIVISION**

OF THE PROPERTY OF

LANGHORNE M. WILSON  
BRUTON MAGISTERIAL DISTRICT  
YORK COUNTY, VIRGINIA  
DATE: DECEMBER 10, 2008  
REVISED 06-16-14

SHEET 1 OF 2

PREPARED BY  
ANGLE & DISTANCE LAND SURVEYING, INC.  
264 RACEFIELD DRIVE, TOANO, VA. 23168  
(757)561-5334

**AREA CALCULATIONS/ TABLE OF LAND USE**

PARCEL "B" = 71.72 +/- ACRES, (BY RECORD) 3,124,123 +/- SQ. FT. (TOTAL LOT AREA)  
28.85 +/- ACRES, 1,256,105 +/- SQ. FT. (UNDEVELOPABLE AREA)

PARCEL "C" = 2.73 ACRES, 118,918 +/- SQ. FT.(TOTAL LOT AREA)  
CONTAINS NO UNDEVELOPABLE AREA

TOTAL SUBDIVIDED AREA = 74.45 ACRES (FROM RECORD) \*  
= 75.58 ACRES(TO TIE LINES) \*  
\*SEE SURVEYORS NOTE REGARDING THE ABOVE AREAS.\*

**REFERENCES:**

WILL BOOK 74, PAGE 577-581  
DEED BOOK 331, PAGE 134-135  
DEED BOOK 362, PAGE 770  
DEED BOOK 189, PAGE 580  
DEED BOOK 209, PAGE 473  
DEED BOOK 25, PAGE 268  
DEED BOOK 63, PAGE 508  
S.H.P.B 3, PAGE 67  
PLAT BOOK 1, PAGE 241  
PLAT BOOK 9, PAGE 473  
PLAT BOOK 13, PAGE 70-71  
INSTRMT. # 030006022

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena PLAT APPROVING AGENT  
DATE: 9/15/14

**STATE OF VIRGINIA**

COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 19th DAY OF Sept, 2014  
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER LC 140015260

TESTE: Kristen N Nelson  
CLERK

BY: Wailone Holt DC

PROPERTY IS TAX PARCEL # 02-00-00-058  
GPIN # D19d-3729-1935

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