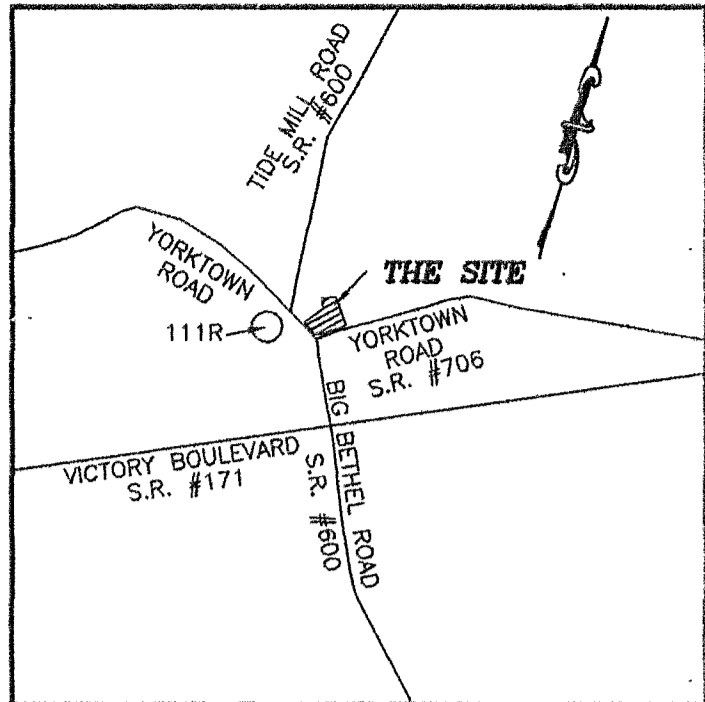


RE-SUBDIVISION OF PARCEL 3 OF THE "SUBDIVISION OF THE PROPERTY OF JENNIE O. HOPSON & NANCY G. ALVARADO, TRUSTEES UNDER THE JENNIE O. HOPSON TRUST" BETHEL DISTRICT YORK COUNTY, VIRGINIA



PRIMARY U.S. GEODETIC CONTROL MONUMENTS: (111R) A 3-1/4" BRASS DISK SET IN CONCRETE APPROXIMATELY 3" BELOW GROUND SURFACE, STAMPED "STATION 111 RESET" THE DISK IS LOCATED 17.5' SOUTHWEST OF THE SOUTHWEST EDGE OF PAVEMENT OF YORKTOWN ROAD AT THE INTERSECTION WITH TIDE MILL ROAD, 37.5' EAST OF UTILITY POLE #0A-10, 43.5' NORTH OF UTILITY POLE #0P-20, AND 8.0' SOUTH OF A WATER VALVE. COORDINATES-U.S. SURVEY FEET- 12,085,281.837(X), 3,575,891.385(Y), ELEV 31.75' (NAVD 88)

ADPA A.D. POTTS & ASSOCIATES, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601 PHONE: (767) 695-4810 1" = 30' DECEMBER 21, 2019 SHEET 1 OF 2

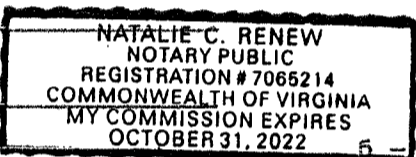
VICINITY MAP SCALE: 1"=2000'

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.

OWNER'S CONSENT NANCY G. ALVARADO TRUSTEE OF THE NANCY G. ALVARADO AND FRANK R. ALVARADO TRUST BY: Nancy G. Alvarado Trustee NANCY G. ALVARADO, TRUSTEE

STATE OF VIRGINIA TO WIT: I, Natalie C. Renew, A NOTARY PUBLIC IN AND FOR THE COUNTY OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 7th DAY OF January, 2020. Natalie C. Renew NOTARY PUBLIC

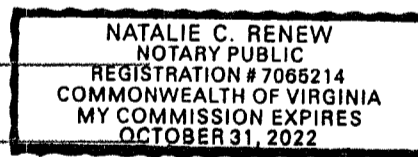
MY COMMISSION EXPIRES: 10-31-2022 REGISTRATION NO.: 7005214



OWNER'S CONSENT FRANK R. ALVARADO TRUSTEE OF THE NANCY G. ALVARADO AND FRANK R. ALVARADO TRUST BY: Frank R. Alvarado TRUSTEE FRANK R. ALVARADO, TRUSTEE

STATE OF VIRGINIA TO WIT: I, Natalie C. Renew A NOTARY PUBLIC IN AND FOR THE COUNTY OF York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 7th DAY OF January, 2020. Natalie C. Renew NOTARY PUBLIC

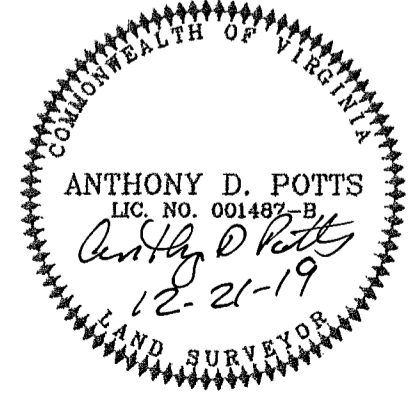
MY COMMISSION EXPIRES: 10-31-2022 REGISTRATION NO.: 7005214



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION 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 IS IN THE NAME OF NANCY G. ALVARADO AND FRANK R. ALVARADO, TRUSTEES OF THE NANCY G. ALVARADO AND FRANK R. ALVARADO TRUST AND WAS ACQUIRED FROM: NANCY G. ALVARADO, SUBSTITUTED TRUSTEE OF THE JULIUS G. HOPSON LIVING TRUST AND NANCY G. ALVARADO, SUBSTITUTE TRUSTEE OF THE JENNIE O. HOPSON LIVING TRUST BY DEED OF CORRECTION DATED DECEMBER 5, 2019 AND RECORDED DECEMBER 5, 2019 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS INSTRUMENT #190020244.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 25, 2020. BY: Anthony D. Potts 12-21-19 ANTHONY D. POTTS, LS DATE



NOTES:

- 1 - THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
2 - THE SUBJECT PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0143 D & AS SHOWN ON COMMUNITY PANEL NO. 510182 0156 D MAP NO. 51199C0143D & MAP NO. 51199C0156D DATED JAN. 16, 2015 (INDEX DATE JAN. 16, 2015)
3 - PER THE APPROVED NATURAL RESOURCES INVENTORY ON FILE (CB-282) WITH THE YORK COUNTY DEPARTMENT OF PUBLIC WORKS. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A CBPA RESOURCE PROTECTION AREA, OR RESOURCE MANAGEMENT AREA AT THE TIME OF RECORDATION.
4 - NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
5 - THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.
6 - 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 INCLUDE (I) THE 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 UTILITY FACILITIES.
7 - TAX MAP PARCEL #30-00-00-194B GPIN NO. U04C-0651-0693
8 - THE PROPERTY SHOWN HEREON IS ZONED RR, LOW DENSITY SINGLE FAMILY DETACHED, FARMING AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS: MINIMUM LOT AREA: 43,560 SF, 1 ACRE MINIMUM LOT WIDTH: 150' MAXIMUM BUILDING HEIGHT: 35' MINIMUM FRONT BUILDING SETBACK: 50' MINIMUM SIDE BUILDING SETBACK: 25' MINIMUM REAR BUILDING SETBACK: 50'
9 - NO TITLE REPORT PROVIDED
10 - ALL EASEMENTS MAY NOT BE SHOWN.
11 - EXISTING PRIVATE WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.

UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

AREA OF LOT 3A.....1.0328 Ac.
AREA OF LOT 3B.....1.1259 Ac.
AREA OF DEDICATED R/W.....0.0000 Ac.
TOTAL AREA .....2.1587 Ac.

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Jason Kassel PLAT APPROVING AGENT DATE: August 13 2020

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 14th DAY OF August, 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 200013114 TESTE: Kristen N. Nelson CLERK BY: Debra H. Heltz DEPUTY CLERK

