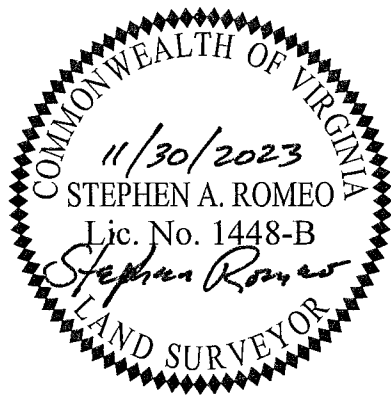


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING 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 AS FOLLOWS:

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET PRIOR TO MAY 2024.

DATE: 11/30/2023 Stephen Romeo
STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B



SOURCE OF TITLE

GPIN:Q09a-0760-2688
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT IS IN THE NAME OF THE MOST REVEREND BARRY C. KNESTOUT, BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA, BY DEED BOOK 81, PAGE 113 DATED SEPTEMBER 11, 1952 WAS RECORDED MAY 8, 1953, DEED BOOK 89, PAGE 38 DATED MARCH 2, 1954 WAS RECORDED MARCH 15, 1954 AND CORRECTED IN DEED BOOK 95, PAGE 371 DATED MAY 5, 1954 AND RECORDED JANUARY 8, 1955; INSTRUMENT NO. 050031209 DATED DECEMBER 7, 2005 WAS RECORDED DECEMBER 12, 2005; INSTRUMENT NO. 100007552 DATED MARCH 8, 2010 WAS RECORDED MAY 7, 2010; AND INSTRUMENT NO. 130002424 DATED FEBRUARY 5, 2013 WAS RECORDED FEBRUARY 7, 2013 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA.

OWNER'S CONSENT BARRY C. KNESTOUT, BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA (ST. JOAN OF ARC CATHOLIC CHURCH)

THE PLATTING OF THE LAND AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) AND TRUSTEES.

BY: [Signature] 01/04/2024 ^{CA}
SIGNATURE DATE

BARRY C. KNESTOUT BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA

CERTIFICATE OF NOTARIZATION

STATE OF: VIRGINIA

CITY/COUNTY OF HENRICO

I, (PRINT) ANNE C. EDWARDS A NOTARY PUBLIC

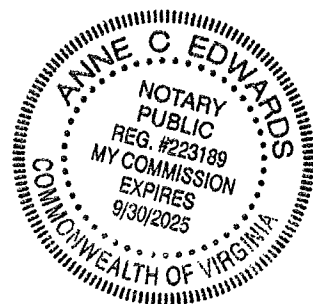
IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY NAME THIS 4th DAY OF

January, 2024.

MY COMMISSION EXPIRES 9-30-2025

Anne C. Edwards 223189
(SIGNATURE) (REGISTRATION NO.)

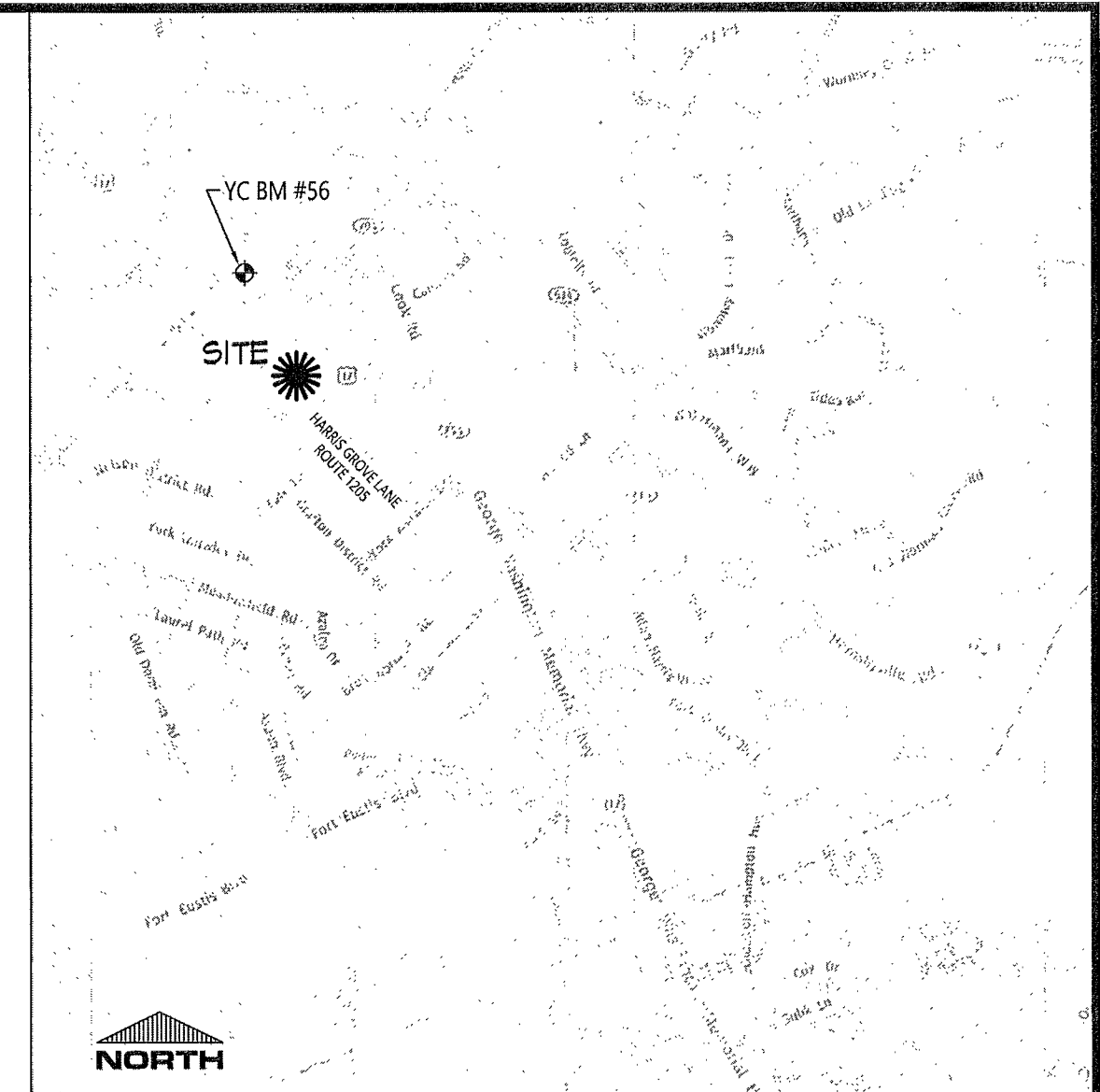


REFERENCES

INST. NO. 060030012, INST. NO. 060009396, INST. NO. 100012408, INST. NO. 130008799, D.B. 158, PG. 57, D.B. 215, PG. 494, D.B. 462, PG. 811, P.B. 1, PG. 226, P.B. 5, PG. 249, P.B. 6, PG. 160, P.B. 11, PG. 625.

GENERAL NOTES

- CURRENT OWNER: THE MOST REVEREND BARRY C. KNESTOUT, BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA (ST. JOAN OF ARC CATHOLIC CHURCH)
- TOTAL NUMBER OF LOTS: 2
- THE PROPERTY IS CURRENTLY ZONED R20\LB (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL\LIMITED BUSINESS).
- MERIDIAN IS BASED UPON YORK COUNTY BENCHMARK #56, VIRGINIA STATE PLANE SOUTH ZONE (NAD 83).
- SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
- PARCEL 26A IS PARTIALLY LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT BUT IS NOT WITHIN THE 200' BUFFER STRIP OR WITHIN 500' OF THE REQUIRED BUFFER STRIP.
- THE LIMITS OF NATURAL RESOURCES HAVE NOT BEEN INVENTORIED AND FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT 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 AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.
- THE PROPERTY LINES SHOWN ON THIS PLAT ARE BASED UPON DEEDS AND PLATS OF RECORDS.
- THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, MAP NUMBER 51199C0128D AND 51199C0109B EFFECTIVE DATE JANUARY 16, 2015.
- PARCEL BEING SUBDIVIDED: TAX MAP NO. 24-00-00-026 GPIN NO. Q09a-0760-2688
- ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- SUBJECT PROPERTIES ARE IMPROVED HOWEVER LIMITED IMPROVEMENTS ARE SHOWN ON THIS PLAT.



VICINITY MAP

1"=2000'

YC BM #56 - COORDINATES
U.S. SURVEY FEET
12064796.016 (E); 3603684.219 (N)
ELEVATION= 54.61 (NGVD29)

ZONING R20 & LB

YARD SETBACKS R20	
FRONT YARD	40 FEET
SIDE YARD	15 FEET
REAR YARD	30 FEET
YARD SETBACKS LB	
FRONT YARD	40 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET

AREA TABULATION - PARCEL 26A AND 26B

PARCEL 26B	30,628 SQ. FT. / 0.7031 AC.
REMAINING AREA PARCEL 26A	511,271 SQ. FT. / 11.7372 AC.
TOTAL AREA OF TAX MAP 11-04-00-012	541,899 SQ. FT. / 12.4403 AC.

SUBDIVISION
OF THE PROPERTY OF
THE MOST REVEREND BARRY C. KNESTOUT, BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND, VIRGINIA (ST. JOAN OF ARC CATHOLIC CHURCH)

NELSON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 11/30/2023
SHEET 1 OF 2



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature]
PLAT APPROVING AGENT
JANUARY 11, 2024
DATE:

STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 11 DAY OF January, 2024, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 240000539
TESTE: KRISTEN N. NELSON, CLERK
CLERK
BY: [Signature]