



NOTES:

1. YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.126 IS LOCATED AT THE INTERSECTION OF ROUTE 134 AND FIRST AVENUE. X=12089688.687 Y=3567512.061
2. THIS PROPERTY IS ZONED PD-RC AND OPR.
3. PROPERTY IS PORTION OF ASSESSOR'S PARCEL NO.38A2-2-A AND PARCEL NO.38A2-1-3.

4. THE SIGHT EASEMENT, AS SHOWN ON THIS PLAT, IS HEREBY CONVEYED TO THE COUNTY OF YORK, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. 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 THIS SIGHT EASEMENT AREA. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREA TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

5. NONE OF THE PROPERTY SHOWN HEREON IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

6. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY MAGRUDER PROPERTIES, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

7. THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0043B DATED 12/16/88.

PLAT OF  
BOUNDARY LINE ADJUSTMENT  
  
BETWEEN PROPERTIES OF  
SHADY BANKS ASSOCIATES, INC.  
& MAGRUDER PROPERTIES, L.L.C.  
COUNTY OF YORK, VIRGINIA

DATE: 28 JAN., 1994      SHEET 1 OF 2      SCALE: NONE

**SRA** SLEDD, RUNEY & ASSOCIATES, P.C.  
ENGINEERS PLANNERS SURVEYORS  
11832 ROCK LANDING DRIVE, SUITE 203  
NEWPORT NEWS, VIRGINIA 23606  
(804) 873-3386

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

SHADY BANKS ASSOCIATES, INC.  
A VIRGINIA CORPORATION

BY: [Signature] DATE: 4/5/94  
ROBERT L. FREEMAN, JR., PRESIDENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE.  
EMMA FITZHUGH, TRUSTEE, ET ALS  
(D.B.720, PG.698 5/6/93)

BY: [Signature] DATE: 4/6/94  
DONALD N. PATTEN, TRUSTEE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

MAGRUDER PROPERTIES, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 6/6/94  
ROBERT L. FREEMAN, JR., MEMBER

I, Josann Warner, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 5th DAY OF April, 1994.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2/3/94

I, Judy D. Knobling, A NOTARY PUBLIC IN AND FOR THE State OF Virginia, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 6th DAY OF April, 1994.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Feb. 29, 1996

I, Mary J. Woodley, A NOTARY PUBLIC IN AND FOR THE City OF Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS 7th DAY OF June, 1994.

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES June 30, 1997

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING BOUNDARY LINE ADJUSTMENT PLATS 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 FORMER 3.02 ACRE PARCEL IS IN THE NAME OF MAGRUDER PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM SHADY BANKS ASSOCIATES, INC., A VIRGINIA CORPORATION, BY DEED DATED APRIL 12, 1993, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 717, PAGE 670. THIS IS ALSO TO CERTIFY THAT THE LAND EMBRACED IN THE FORMER 30.0± ACRE PARCEL IS IN THE NAME OF SHADY BANKS ASSOCIATES, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM PADGETT LAND TRUST, ET ALS, BY DEED DATED APRIL 30, 1993, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 790, PAGE 625. I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 28, 1995.



UTILITIES NOTES  
WATER: EACH PARCEL SHOWN HEREON IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
SEWER: EACH PARCEL SHOWN HEREON IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: [Signature]  
PLAT APPROVING AGENT  
DATE: July 22, 1994

STATE OF VIRGINIA  
COUNTY OF YORK  
  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 22 DAY OF July, 1994. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 12, PAGE 90.  
  
TESTE: [Signature]  
CLERK  
BY: [Signature], Deputy Clerk