

VICINITY MAP
SCALE: 1" = 2000'

CURVE DATA

NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	102°00'04"	50.00'	104.72'	86.61'	86.60'	S 52°54'00" W

THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HAMPTON ROADS DEVELOPMENT, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

BY: George E. Fiscella 11/2/99
GEORGE E. FISCELLA, MANAGER DATE

STATE OF VIRGINIA TO WIT:

I, JoAnn B. Armstrong, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF November 1999.

John B. Armstrong
NOTARY PUBLIC

MY COMMISSION EXPIRES March 31, 2002

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF BOUNDARY LINE ADJUSTMENTS 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 BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM:

- VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION, BY DEED DATED OCTOBER 15, 1998 AND DULY RECORDED IN DEED BOOK 1052, AT PAGE 790 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.
- FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP, BY DEED DATED JUNE 17, 1999 AND DULY RECORDED IN DEED BOOK 1109, AT PAGE 889 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 2000.

Roland D. Baird 4/30/99
ROLAND D. BAIRD, LS DATE

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 THE PLAT.

UTILITY NOTES

WATER: EACH ADJUSTED PARCEL IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

SEWER: EACH ADJUSTED PARCEL IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA (MARCH 1989)

STATION 109: A 3 1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 109". THE DISK IS LOCATED 17.5' EAST OF THE EDGE OF THE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 25.0' SOUTHWEST OF UTILITY POLE #XA-98. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078059.409 EASTING, 3575931.591 NORTHING).

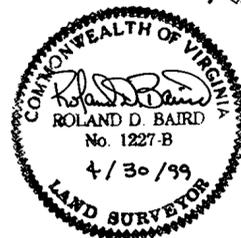
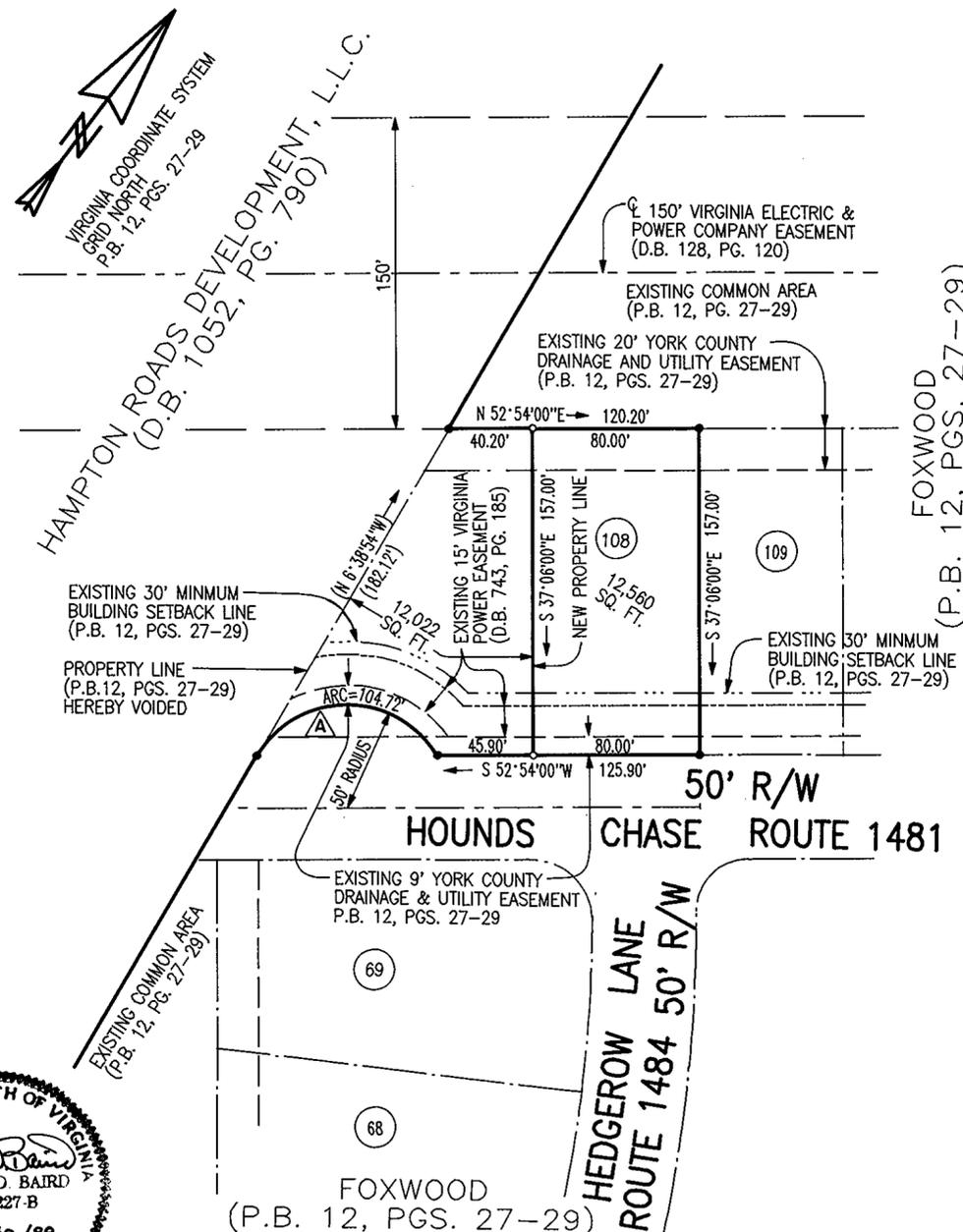
STATION 120: A 3 1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 120". THE DISK IS LOCATED 13.0' SOUTH OF THE EDGE OF THE PAVEMENT OF THE EASTBOUND LANES OF ROUTE 171 (VICTORY BOULEVARD), 9.0' NORTHEAST OF THE TRAFFIC SIGNAL POLE. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078735.772 EASTING, 3572959.931 NORTHING).

FLOOD ZONE DESIGNATION:

THE PROPERTY SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT IS LOCATED IN ZONE X, AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0039 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

RPA - RMA DESIGNATION:

NONE OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT PLAT IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.



PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF HAMPTON ROADS DEVELOPMENT, L.L.C.

BETHEL DISTRICT
COUNTY OF YORK, VIRGINIA

JOHNSON • BAIRD AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING

1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (757) 827-7208 — FAX (757) 827-7503

SCALE: 1" = 60'

DATE APRIL 30, 1999
FILE NO. 97-075

SHEET 1
OF 1

LEGEND:

- INDICATES CONCRETE MONUMENT FOUND
- INDICATES CONCRETE MONUMENT TO BE SET
- INDICATES IRON PIPE FOUND
- INDICATES IRON PIPE TO BE SET
- INDICATES 30' MINIMUM BUILDING SETBACK LINE
- - - INDICATES EASEMENTS AS SHOWN AND LABELED

AREA SUMMARY

AREAS BEFORE BOUNDARY LINE ADJUSTMENT
 FOXWOOD LOT NO. 108..... 0.5643 ACRE
 TRACT OF LAND (D.B. 1052, PG. 791)..... 19.8805 ACRES
 TOTAL..... 20.4448 ACRES

AREAS AFTER BOUNDARY LINE ADJUSTMENT
 FOXWOOD LOT NO. 108..... 0.2883 ACRE
 TRACT OF LAND (D.B. 1052, PG. 791)..... 20.1565 ACRES
 TOTAL..... 20.4448 ACRES

AREA OF EXCHANGE
FROM LOT 108 TO TRACT OF LAND (D.B. 1052, PG. 791) 0.2760 ACRE

NOTES:

- SUBJECT TO EASEMENTS, R/W'S AND COVENANTS OF RECORD
- THE PROPERTY SHOWN HEREON IS ZONED R20 (SINGLE FAMILY RESIDENTIAL DISTRICT)
- LOT 108 IS BEING CREATED AS PART OF AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS SOLELY TO ADJUST THE BOUNDARY LINE BETWEEN TWO EXISTING PARCELS OWNED BY HAMPTON ROADS DEVELOPMENT, L.L.C., AND WILL RESULT IN TWO PARCELS OWNED BY HAMPTON ROADS DEVELOPMENT, L.L.C. NO NEW LOT IS BEING CREATED. ANY FUTURE SUBDIVISION OF EITHER OF THESE TWO PARCELS MUST COMPLY WITH THE REQUIREMENTS OF THE YORK COUNTY SUBDIVISION ORDINANCE.

TAX MAP: S04 PARCELS 29-125 & 29-(15)-108

APPROVED
YORK COUNTY BOARD OF
SUPERVISORS

BY: Patricia A. Aluma, PE
PLAT APPROVING AGENT

DATE: 12-14-99

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 17th DAY OF Dec, 1999, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 13, PAGE 73.

TESTE: Nancy B. Kane
CLERK

BY: Quinde S. Hughes
DEPUTY CLERK