



VICINITY MAP: 1" = 2000'

**NOTES:**

- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.120 IS LOCATED AT THE INTERSECTION OF STATE ROUTES 17 & 171. X=12078735.772 Y=3572959.931
- THE PROPERTY CONTAINS TAX PARCEL NUMBERS:  
 NO. 36A(2)-33 GPIN S03B-3189-4288  
 NO. 36A(2)-34 GPIN S03B-3166-4360  
 NO. 36A(2)-35 GPIN S03B-3140-4461  
 NO. 37-1 GPIN S03B-2811-3934  
 NO. 37-1C GPIN S03B-3261-4117
- THIS PROPERTY ZONED GB (GENERAL BUSINESS DISTRICT).  
 BUILDING SETBACKS:  
 FRONT YARD = 45'  
 SIDE YARD = 10'  
 REAR YARD = 10'  
 MAX BLDG. HEIGHT = 50'
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0039B DATED 12/16/88.
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
- 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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S 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.

**UTILITIES NOTES**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK,

**OWNER'S CONSENT (PARCEL 37-1C)**

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

C. Reeves Powell 12/8/00  
 C. REEVES POWELL, III DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 I, Sherrill C. Parker, 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 8th DAY OF December, 2000.

Sherrill C. Parker  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/03

**OWNER'S CONSENT (PARCELS 36A(2)-33 & 34)**

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

LH OF VA, LC  
 A VIRGINIA LIMITED LIABILITY COMPANY  
Leonard R. Horton 12-7-00  
 LEONARD R. HORTON, MEMBER DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 I, Cynthia Leigh Reid, A NOTARY PUBLIC IN AND FOR THE City OF Stafford VIRGINIA, DO HEREBY CERTIFY THAT GRADY BLAYLOCK 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 December, 2000.

Cynthia Leigh Reid  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2001

**OWNER'S CONSENT (PARCELS 36A(2)-35 & 37-1)**

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

OVERYORK, LLC  
 A VIRGINIA LIMITED LIABILITY COMPANY  
Jeffrey F. Benson 12/7/00  
 JEFFREY F. BENSON, MANAGER MEMBER DATE

**CERTIFICATE OF NOTARIZATION**

COMMONWEALTH OF VIRGINIA  
 I, Cynthia Leigh Reid, A NOTARY PUBLIC IN AND FOR THE City OF Stafford VIRGINIA, DO HEREBY CERTIFY THAT GRADY BLAYLOCK 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 December, 2000.

Cynthia Leigh Reid  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 30, 2001

ORIG. AREA OF PARCEL 36A(2)-35	= 1.038 ACRES
AREA OF PARCEL 36A(2)-34 BEING ADDED TO PARCEL 36A(2)-35	= 0.185 ACRE
AREA OF PARCEL 37-1 BEING ADDED TO PARCEL 36A(2)-35	= 1.186 ACRES
NEW AREA OF PARCEL 36A(2)-35	= 2.409 ACRES
ORIG. AREA OF PARCEL 36A(2)-33	= 0.602 ACRE
AREA OF PARCEL 36A(2)-34 BEING ADDED TO PARCEL 36A(2)-33	= 0.078 ACRE
AREA OF PARCEL 37-1 BEING ADDED TO PARCEL 36A(2)-33	= 0.036 ACRE
AREA OF PARCEL 37-1C BEING ADDED TO PARCEL 36A(2)-33	= 0.691 ACRE
AREA OF PARCEL 36A(2)-33 BEING VACATED TO PARCEL 37-1	= 0.060 ACRE
NEW AREA OF PARCEL 36A(2)-33	= 1.347 ACRES

ORIG. AREA OF PARCEL 37-1C	= 2.017 ACRES
AREA OF PARCEL 37-1C BEING VACATED TO PARCEL 36A(2)-33	= 0.691 ACRE
NEW AREA OF PARCEL 37-1C	= 1.326 ACRES
ORIG. AREA OF PARCEL 37-1	= 13.52± ACRES
AREA OF PARCEL 36A(2)-34 BEING ADDED TO PARCEL 37-1	= 0.330 ACRE
AREA OF PARCEL 36A(2)-33 BEING ADDED TO PARCEL 37-1	= 0.060 ACRE
AREA OF PARCEL 37-1 BEING VACATED TO PARCEL 36A(2)-33	= 0.036 ACRE
AREA OF PARCEL 37-1 BEING VACATED TO PARCEL 36A(2)-35	= 1.186 ACRES
NEW AREA OF PARCEL 37-1	= 12.69± ACRES

BOUNDARY LINE ADJUSTMENT PROPERTY OF

**C. REEVES POWELL, III,  
 LH OF VA, LC  
 AND  
 OVERYORK, LLC**

BETHEL MAGISTERIAL DISTRICT COUNTY OF YORK, VIRGINIA

DATE: 11/15/00	SHEET 1 OF 2	SCALE: 1"=50'
PROJECT NO: 31049.00	DRAWN BY: DWP	

**VHB** Vanasse Hangen Brustlin, Inc.  
 Transportation Land Development Environmental Services  
 11832 Rock Landing Drive, Suite 203  
 Newport News, Virginia 23606  
 (757) 873-3386 • FAX (757) 873-0757

**SURVEYOR'S CERTIFICATION**

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 FEET.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:  
 PARCEL 37-1 IS IN THE NAME OF OVERYORK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BRANCH BANKING AND TRUST COMPANY OF VIRGINIA, A VIRGINIA BANKING CORPORATION BY DEED DATED DECEMBER 29, 1999, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, AS INSTRUMENT NO. 990021243;  
 PARCEL 37-1C IS IN THE NAME OF C. REEVES POWELL, III AND WAS ACQUIRED FROM CURTIS P. SCHULZE AND CAROL R. SCHULZE BY DEED DATED DECEMBER 10, 1985 AND DULY RECORDED IN SAID CLERK'S OFFICE IN DEED BOOK 431, PAGE 343;  
 PARCEL 36A(2)-33 & 34 IS IN THE NAME OF LH OF VA, LC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM HAROLD L. CROFT AND JANIS B. CROFT BY DEED DATED JULY 27, 2000 AND DULY RECORDED IN SAID CLERK'S OFFICE AS INSTRUMENT NO. 000010118;  
 PARCEL 36A(2)-35 IS IN THE NAME OF OVERYORK, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM COMMONWEALTH INFORMATION SERVICES, INC. BY DEED DATED MARCH 2, 2000 AND DULY RECORDED IN SAID CLERK'S OFFICE AS INSTRUMENT NO. 000008647.

I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THE PLAT WILL BE SET ON OR BEFORE JANUARY 30, 2001.

W. Page Cockrell 12-6-00  
 W. PAGE COCKRELL DATE  
 LAND SURVEYOR



**APPROVED: YORK COUNTY BOARD OF SUPERVISORS**

BY: Al Maddalena  
 PLAT APPROVING AGENT

DATE: 12-11-00

**STATE OF VIRGINIA COUNTY OF YORK**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 11 DAY OF Dec, 2000. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 13, PAGE 220.

TESTE: Lynn S. Jenkins  
 CLERK

BY: Stacy White D.C.