

# SUBDIVISION OF YORK RIVER COMMERCE PARK PHASE I

SHEET 1 of 2

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA  
DATE: 2/24/99 SCALE: AS SHOWN DRAWN BY: CAD



**BENGTSON, DeBELL & ELKIN, LTD.**  
808 MOOREFIELD PARK DRIVE, SUITE 220  
RICHMOND, VA 23236  
PHONE: (804) 320-2667  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

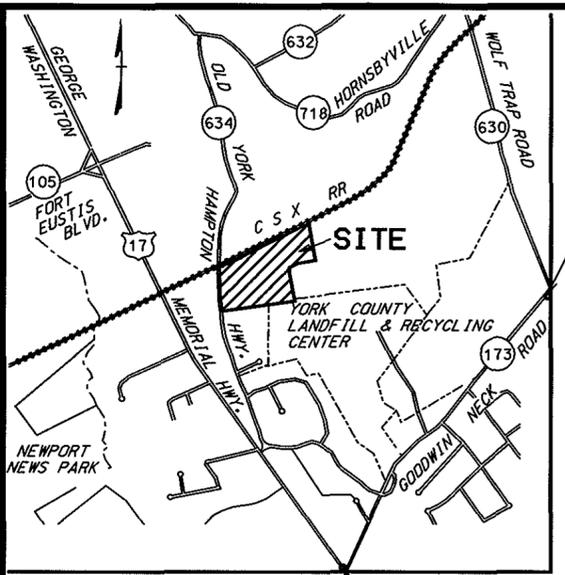
J.N. RC00019700  
J.N. RC02099700  
J.N. 22668

### GENERAL NOTES:

- NO TITLE REPORT FURNISHED.
- PROPERTY TO BE SUBDIVIDED IS PART OF ASSESSOR'S PARCEL 24-204.
- PROPERTY IS CURRENTLY ZONED IG GENERAL INDUSTRIAL DISTRICT.
- PROPERTY AS SHOWN LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER F.I.R.M. # 510182-00368, DATED 12-16-1988.
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- AREA IN LOTS = 23.970 ACRES  
AREA IN ROAD = 2.040 ACRES  
TOTAL AREA SUBDIVIDED IS 26.010 ACRES.
- MINIMUM BUILDING SETBACK LINES:  
FRONT - 50'  
SIDE - 15'  
REAR - 15'

### REFERENCES:

- D.B. 342, Pg. 586
  - P.B. 8, Pg. 434
  - D.B. 343, Pg. 294
  - D.B. 317, Pg. 688
  - D.B. 708, Pg. 630
  - D.B. 369, Pg. 462
  - P.B. 9, Pg. 457
  - D.B. 967, 844
- SITE PLAN - YORK COUNTY SHELL BLDG. BY A.E.S. DATED MARCH, 1997, PROVIDED BY THE CO. OF YORK
- UNRECORDED PLAT TITLED SURVEY OF (2) PARCELS OF LAND CONTAINING 181.67 AC. SITUATED ON THE EAST LINE OF ST. RTE. 634 (OLD HAMPTON YORK ROAD) BY MOORE, HARDEE & CARROUTH ASSOC., DATED 7-15-80.



YORK COUNTY GEODETIC MONUMENT STA. #069  
3-1/4" DISK IN CONC. LOCATED IN GRASS MEDIAN AT THE S/W COR. INTERSEC. OF RTE. 173 & RTE. 630  
U.S. SURVEY FT.  
N 3597230.450  
E 12076251.497

### NOTES:

- 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 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.
- 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 EASEMENTS 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.
- ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- V.D.O.T. SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

### VICINITY MAP

SCALE: 1" = 2000'

YORK COUNTY GEODETIC MONUMENT STA. #068  
3-1/4" DISK IN CONC. LOCATED IN SOUTHERN END OF NORTH GRASS MEDIAN OF RTE. 17 AT THE INTERSEC. OF RTE. 173 & RTE. 17  
U.S. SURVEY FT.  
N 3592923.597  
E 12072854.407

### OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND TRUSTEES, IF ANY.

VIRGINIA ELECTRIC AND POWER COMPANY

BY: W.R. Cartwright SENIOR VICE PRESIDENT DATE 5/27/99

FOR: W.R. CARTWRIGHT  
NOTARY: STATE OF VIRGINIA

I, Dorothy B. Scott, 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 JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 28<sup>th</sup> DAY OF May, 1999.

MY COMMISSION EXPIRES July 31, 2001.

NOTARY PUBLIC Dorothy B. Scott

### SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 IS IN THE NAME OF VIRGINIA ELECTRIC AND POWER COMPANY, AND WAS ACQUIRED FROM AMOCO OIL COMPANY BY DEED DATED 7-24-1980 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 342, AT PAGE 586. I CERTIFY THAT THE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JAN. 1, 2000

Richard L. Fralin 4-19-99  
RICHARD L. FRALIN, L.S. DATE



### TRUSTEES CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED TRUSTEE. THERE ARE THREE DEEDS OF TRUST RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF YORK COUNTY THAT NAME THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION) AS THE BENEFICIARY.

- 1) RECORDED JUNE 1, 1980 IN D.B. 343, PG. 24
- 2) RECORDED JULY 1, 1981 IN D.B. 356, PG. 376
- 3) RECORDED DEC. 1, 1992 IN D.B. 369, PG. 188

Ronald J. Halloran DATE: 6/8/99

BY: Ronald J. Halloran (TRUSTEE) FOR THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION)  
Second Vice President

FOR: Ronald J. Halloran (TRUSTEE) FOR THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION)

NOTARY: STATE OF New York

I, EMILY FAYAN, A NOTARY PUBLIC IN AND FOR THE STATE OF New York DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 8<sup>th</sup> DAY OF June, 1999.

MY COMMISSION EXPIRES December 31, 1999.

NOTARY PUBLIC Emily Fayon

EMILY FAYAN  
Notary Public, State of New York  
No. 24-4737006  
Qualified in Kings County  
Certificate Filed in New York County  
Commission Expires December 31, 1999

### 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.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Donna R. Rife, PLAT APPROVING AGENT

DATE: 6/10/99  
STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 11<sup>th</sup> DAY OF June, 1999.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.  
PLAT BOOK 13, PAGE 3

TESTE: Nancy B. Kane, CLERK

BY: Kristen N. Nelson, D.C.