



**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.058 IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF U.S. ROUTE 17 AND STATE ROUTE 678. X=12067979.271 Y=3601253.260
- THIS BOUNDARY LINE ADJUSTMENT INVOLVES A PORTION OF ASSESSOR'S PARCEL NO. 24(80)-6 AND ASSESSOR'S PARCEL NOS. 24-22A, 24-22B, 24(80)-1 AND 24(80)-2.
- 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 MARY ELIZABETH H. BAILEY AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THIS PROPERTY IS IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY VIRGINIA HAVING COMMUNITY PANEL NUMBER 510182 0032B DATED 12/16/88.
- AREA OF PARCEL 24-22A = 1.275 ACRES  
AREA OF PARCEL 24-22B = 0.351 ACRE  
AREA OF A PORTION LOT 6 = 0.475 ACRE  
TOTAL AREA = 2.101 ACRES
- MINIMUM FRONT YARD SETBACK = 40'  
MINIMUM SIDE YARD SETBACK = 10'  
MINIMUM REAR YARD SETBACK = 10'
- THE PROPERTY SHOWN ON THIS PLAT IS ZONED LB. (LIMITED BUSINESS DISTRICT).
- REFERENCES:  
D.B. 619, PG. 322  
D.B. 550, PG. 551  
D.B. 1111, PG. 52  
P.B. 13, PG. 65-66



BOUNDARY LINE ADJUSTMENT  
PROPERTY OF  
**MARY ELIZABETH H. BAILEY**  
AND  
**WILLIAM A. AMBROSE &  
JOSEPH R. AMBROSE, JR.**  
NELSON MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA

DATE: 10/19/00 SHEET 1 OF 2 SCALE: 1"=40'  
PROJECT NO: 30871.00 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

**OWNER'S CONSENT**

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

Mary Elizabeth H. Bailey 11-9-2000  
MARY ELIZABETH H. BAILEY DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Sarah E. Shuster, A NOTARY PUBLIC IN AND FOR THE State OF Virginia, 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 Presence AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 9 DAY OF November, 2000.

Sarah E. Shuster  
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2002.

**OWNER'S CONSENT**

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

William A. Ambrose 11/07/2000  
WILLIAM A. AMBROSE DATE

Joseph R. Ambrose, Jr. 11/07/2000  
JOSEPH R. AMBROSE, JR. DATE

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Lynne H. Kelley, A NOTARY PUBLIC IN AND FOR THE State OF Virginia, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY presence AND STATE AFORESAID, GIVEN UNDER MY HAND THIS 7 DAY OF November, 2000.

Lynne H. Kelley  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-31-04.

**SURVEYOR'S CERTIFICATION**

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 BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAME OF WILLIAM A. AMBROSE AND JOSEPH R. AMBROSE, JR. AND WAS ACQUIRED FROM CRESTAR BANK AND JAMES M. O'HARA BY DEED DATED FEBRUARY 28, 1989, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 550 AT PAGE 551, AND IN THE NAME OF MARY ELIZABETH H. BAILEY, AND WAS ACQUIRED FROM ROBERT RIVES BAILEY AND MARY ELIZABETH H. BAILEY BY DEED DATED JULY 2, 1991, AND DULY RECORDED IN THE SAID CLERK'S OFFICE IN DEED BOOK 619 AT PAGE 322..

I CERTIFY THAT MONUMENTS OR IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2000.

W. Page Cockrell 10-19-00  
W. PAGE COCKRELL DATE  
LAND SURVEYOR



**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,

**TRUSTEE'S CONSENT**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED TRUSTEES.

CONSENTED TO: SUNTRUST BANK (FORMERLY CRESTAR BANK)  
(D.B. 728 PG. 27, JUNE 1, 1993)

Gary C. Powell  
GARY C. POWELL, TRUSTEE

JOEL S. RHEW, TRUSTEE  
(EITHER OF WHOM MAY ACT)

**CERTIFICATE OF NOTARIZATION**  
COMMONWEALTH OF VIRGINIA

I, Renée L. Brubaker, 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 13<sup>th</sup> DAY OF November, 2000.

Renée L. Brubaker  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-30-2002.

**APPROVED:**  
**YORK COUNTY BOARD OF SUPERVISORS**

BY: Al Maddaleno  
PLAT APPROVING AGENT

DATE: 11/13/01

**STATE OF VIRGINIA**  
**COUNTY OF YORK**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 21 DAY OF Nov, 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK          PAGE           
Instr # 010019181

TESTE: Lynn S. Jenkins  
CLERK

BY: Dee S. Hughes