



• YORK COUNTY GEODETIC CONTROL STATION NO. 025
 X=12002641.705
 Y=3634476.038
 ELEV.=87.77'

TAX PARCEL NUMBERS:	GPIN NUMBERS:	ADDRESS:	AREA:
09-00-00-033	D15B-3298-4399	309 WALLER MILL ROAD	84,033 SF/1.929 AC.
09-00-00-032	D15B-3434-4492	311 WALLER MILL ROAD	187,651 SF/4.308 AC.
09-00-00-031	D15B-3815-4503	313 WALLER MILL ROAD	206,294 SF/4.736 AC.
TOTAL:			477,978 SF/10.973 AC.

PROPERTY LINE VACATION
 OF THE PROPERTIES OF
MICHAEL M. & BERNADETTA F. MESSANA
 BRUTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 DATE: 7/25/05 SCALE: 1"=100' JOB # 05-505
 REV: 4/26/06

LandTech Resources, Inc.
 Surveying • Mapping • Land Design
 5810-F Mooretown Road, Williamsburg, VA 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 2

ZONING:
 R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL). THE MINIMUM FRONT YARD (40'), SIDE YARD (15') AND REAR YARD (30') BUILDING SETBACK LINE REQUIREMENTS FOR THE R20 ZONING DISTRICT.

UTILITIES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PRIVATE SEPTIC SYSTEMS.

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 LAND 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 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.

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

Michael M. Messana 5/2/06
 MICHAEL M. MESSANA DATE
Bernadetta F. Messana 5/2/06
 BERNADETTA F. MESSANA DATE
Samuel I. White, P.C. (Trustee) 11/28/06
 SAMUEL I. WHITE, P.C. (TRUSTEE) DATE
 COUNTRYWIDE HOME LOANS, INC.
 INSTRUMENT #030010818 DATED APRIL 21, 2003

NOTARY FOR OWNERS

STATE OF New Jersey
 CITY/COUNTY OF Bergen
 I, Francisco A. Martinez, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 2 DAY OF May, 2006.

Francisco A. Martinez
 NOTARY PUBLIC
 MY COMMISSION EXPIRES FRANCISCO A. MARTINEZ
 NOTARY PUBLIC of New Jersey
 My Commission Expires 3/14/2008

NOTARY FOR TRUSTEE

STATE OF Virginia
 CITY/COUNTY OF Virginia Beach
 I, Sylvia C. Miller, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 28th DAY OF Nov., 2006.

Sylvia C. Miller
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/31/08

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 PROPERTY LINE VACATION IDENTIFIED BY GPIN NUMBERS: D15B-3434-4492 AND D15B-3815-4503 ARE IN THE NAME OF MICHAEL M. AND BERNADETTA F. MESSANA, HUSBAND AND WIFE, AND WAS ACQUIRED FROM PHILIP PRESTON WARREN PARISH BY DEED DATED OCTOBER 2, 2002 AND DULY RECORDED ON DECEMBER 2, 2002 IN CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT #020025354. THE PARCEL IDENTIFIED BY GPIN NUMBER: D15B-3298-4399 IS IN THE NAME OF MICHAEL M. AND BERNADETTA F. MESSANA, HUSBAND AND WIFE, AND WAS ACQUIRED FROM THE ESTATE OF MARGARET B. MILLER BY DEED DATED MARCH 18, 2003 AND DULY RECORDED ON APRIL 22, 2003 IN CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT #030010817.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2006.

Matthew Connolly 4/26/2006
 MATTHEW CONNOLLY DATE



APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 12/18/06

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 22nd DAY OF March 2007. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS 12:00 pm THE LAW DIRECTS AS INSTRUMENT NO. 070006549.

TESTE: Lynn S. Jenkins
 CLERK
 BY: Rachel Rieckel

APR 22 PM 12:01