

LEGEND:

- DENOTES PIN, PIPE, OR MONUMENT FOUND
- DENOTES IRON PINS SET
- (N66°30'29"E) (206.73') DENOTES PROPERTY LINE HEREBY VOIDED.

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 51199C0215C, DATED JUNE 16, 2009.
2. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 CHESAPEAKE BAY PRESERVATION AREA ORDINANCE OF THE YORK COUNTY CODE.
3. PROPERTIES ARE ZONED GB (GENERAL BUSINESS DISTRICT).
MINIMUM BUILDING SETBACKS:
FRONT YARD: 45'
SIDE YARD: 10'
REAR YARD: 10'

4. PROPERTIES CONTAINED WITHIN THIS PLAT ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
5. PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
6. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
7. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

PLAT OF
PROPERTY LINE VACATION AND
RIGHT-OF-WAY DEDICATION
TO BE DEDICATED TO
THE COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY (INSTR.# 030013124)
HERITAGE LAND DEVELOPMENT, L.L.C.
GRAFTON DISTRICT - YORK COUNTY, VIRGINIA
SCALE: 1" = 60' MAY 1, 2008

C.E. Newbaker
SURVEYING & PLANNING, INC.
P.O. BOX 1298, YORKTOWN, VA. 23692
PH#: 757-240-2562 - FAX: 757-926-4880

0 60 120 180 240 FEET

OWNER'S CONSENT

THIS PLAT OF PROPERTY LINE VACATION AND RIGHT-OF-WAY DEDICATION OF THE LAND HEREON SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

HERITAGE LAND DEVELOPMENT, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNED: William P. Duguay Member 4-19-10
WILLIAM P. DUGUAY

STATE OF VIRGINIA, COUNTY OR CITY OF Newport News, TO WIT:

I, Kathryn A. Uppike, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 19TH DAY OF APRIL, 2010

Kathryn A. Uppike
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 31, 2012 REGISTRATION NO.: 208856

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISIONS 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 PLAT OF PROPERTY LINE VACATION AND RIGHT-OF-WAY DEDICATION IS AS FOLLOWS.

TAX PARCEL 24-00-00-165

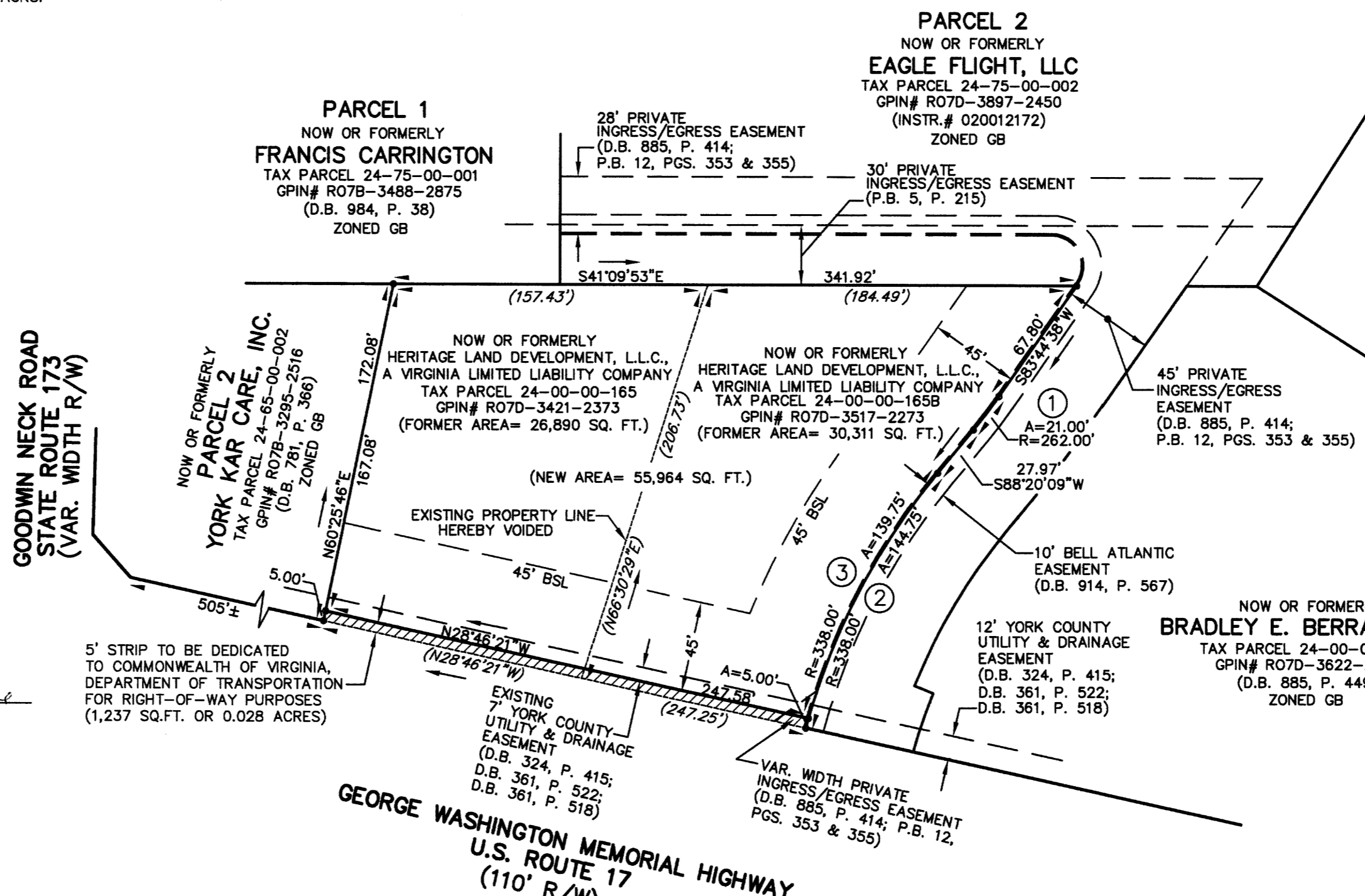
TAX PARCEL 24-00-00-165 IS IN THE NAME OF HERITAGE LAND DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM WM P. DUGUAY, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 7, 2003 AND DULY RECORDED AS INSTRUMENT NO. 030013124 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 24-00-00-165B

TAX PARCEL 24-00-00-165B IS IN THE NAME OF HERITAGE LAND DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM WM P. DUGUAY, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 7, 2003 AND DULY RECORDED AS INSTRUMENT NO. 030013124 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

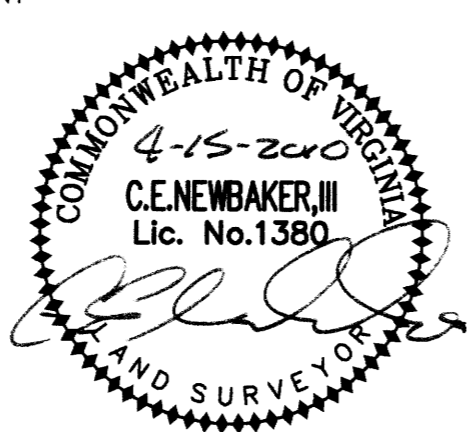
I CERTIFY THAT THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2009.

SIGNED: C.E. Newbaker, III DATE: 4-15-2010
C.E. NEWBAKER, III L.S.# 1380



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	262.00'	14°35'32"	21.00'	10.50'	20.99'	S86°02'24"W
2	338.00'	24°32'15"	144.75'	73.50'	143.65'	S76°04'02"W
3	338.00'	23°41'21"	139.75'	70.89'	138.75'	S76°29'30"W



APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION
BY: Bryan A. W. DATE: 1/15/11

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 1/13/11

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 13th DAY OF Jan, 2011, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 12110000864
TESTE: LYNN S. MENDIBUR 9:43 AM
CLERK

BY: Valerie Lynn Babluis

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
TAX PARCEL 24-00-00-165; GPIN# R07D-3421-2373
TAX PARCEL 24-00-00-165B; GPIN# R07D-3517-2273