

VICINITY MAP
SCALE: 1"=2000'

SITE BENCHMARK

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO.69-R
LOCATION: SEE VICINITY MAP
COORDINATE VALUE(U.S. SURVEY FEET): X-12,076,272.340
Y- 3,597,399.211
ELEVATION OF STATION: 20.58' (N.G.V.D) (1929)

UTILITY NOTES:

WATER: EACH LOT WITHIN PLATTING IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS

SEWER: EACH LOT WITHIN THIS PLATTING IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

NOTES

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE 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 THE COUNTY OF YORK, VIRGINIA AND OWNED BY RONALD L. BYRD AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

PLAT SHOWING APPORTIONMENT OF EXISTING ABANDONED RIGHT OF WAY AND PROPERTY LINE VACATION BETWEEN

YORK COUNTY BOARD OF SUPERVISORS AND RONALD L. BYRD

NELSON MAGISTERIAL DISTRICT YORK COUNTY, VIRGINIA

APRIL 22, 2021 SCALE: 1"=60'

CAMPBELL LAND SURVEYING, INC.

P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837

SHEET 1 OF 2

PARCEL AREA TABULATION

NEW

LOT NUMBER	LOT AREA S.F.	LOT AREA AC.
LOT 1-A	17,519 S.F.	0.4022 AC.
LOT 2-A	23,478 S.F.	0.5390 AC.
PARCEL B-2	2,313,850 S.F.	53.1187 AC.
TOTAL	2,354,847 S.F.	54.0599 AC.

FORMERLY

LOT NUMBER	LOT AREA S.F.	LOT AREA AC.
LOT 1	11,863 S.F.	0.2723 AC.
LOT 2	19,809 S.F.	0.4548 AC.
PARCEL B	2,275,331 S.F.	52.2344 AC.
TOTAL	2,307,003 S.F.	52.9615 AC.

SITE STATISTICS

OWNER: YORK COUNTY BOARD OF SUPERVISORS
OWNER ADDRESS: NOT ASSIGNED
PARCEL ADDRESS: #301 GOODWIN NECK ROAD
G.P.I.N.: S08c-0199-1719
ZONING: IL - LIMITED INDUSTRIAL
LEGAL DESCRIPTION: ORPAH H. COOPER ESTATE, RESUB. PARCEL B, 52.2344 AC.
P.B. 10, PG. 615 & P.B. 12, PG. 568 (PLAT)
D.B. 536, PG. 610-612
DEED REFERENCE: D.B. 536, PG. 610-612
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D & 51199C0137D
DATED: 1/16/2015

OWNER: RONALD L. BYRD
OWNER ADDRESS: #169 GOODWIN NECK ROAD
PARCEL ADDRESS: #167 GOODWIN NECK ROAD
G.P.I.N.: R08d-4634-0275
ZONING: LB - LIMITED BUSINESS
LEGAL DESCRIPTION: SHIELDS ARCHIE M. & EDDIE M. SUBDIVISION LOT 1
INST. #140005176
DEED REFERENCE: INST. #140005176
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D & 51199C0137D
DATED: 1/16/2015

OWNER: YORK COUNTY BOARD OF SUPERVISORS
OWNER ADDRESS: NOT ASSIGNED
PARCEL ADDRESS: #179 GOODWIN NECK ROAD
G.P.I.N.: R08d-4976-0703
ZONING: LB - LIMITED BUSINESS
LEGAL DESCRIPTION: PLAT OF THE PROPERTY OF CHARLES E. SILVERS
D.B. 608, PG. 663 (PLAT)
D.B. 608, PG. 660-662
DEED REFERENCE: D.B. 608, PG. 660-662
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0137D
DATED: 1/16/2015

OWNER: RONALD L. BYRD
OWNER ADDRESS: #169 GOODWIN NECK ROAD
PARCEL ADDRESS: #169 GOODWIN NECK ROAD
G.P.I.N.: R08d-4669-0383
ZONING: LB - LIMITED BUSINESS
LEGAL DESCRIPTION: SHIELDS ARCHIE M. & EDDIE M. SUBDIVISION LOT 2
INST. #140005176
DEED REFERENCE: INST. #140005176
F.I.R.M. ZONE: X
F.I.R.M. PANEL: 51199C0136D & 51199C0137D
DATED: 1/16/2015

OWNERSHIP CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

GPIN: S08c-0199-1719 AND GPIN: R08d-4976-0703

Neil A. Morgan
NEIL A. MORGAN, COUNTY ADMINISTRATOR
COUNTY OF YORK, VIRGINIA
4/21/22
DATE

GPIN: R08d-4634-0275 & GPIN: R08d-4669-0383

Ronald L. Byrd
RONALD L. BYRD
2/18/22
DATE

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

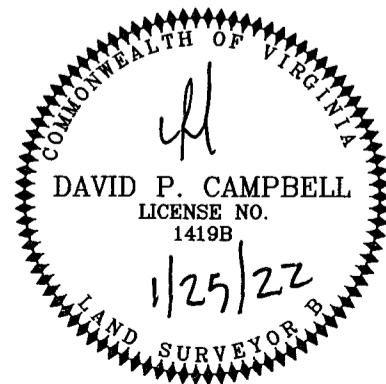
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:

GPIN: S08c-0199-1719, YORK COUNTY BOARD OF SUPERVISORS, AND WAS ACQUIRED FROM WARREN E. ZIRKLE, AS EXECUTOR U/W OF ORPAH H. COOPER, DECEASED, BY DEED DATED NOVEMBER 30, 1988 AND RECORDED ON DECEMBER 1, 1988 IN DEED BOOK 536, PAGE 610-612 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT, VIRGINIA.

GPIN: R08d-4634-0275 & GPIN: R08d-4669-0383, RONALD L. BYRD, AND WAS ACQUIRED FROM EDDIE MAE SHIELDS, BY DEED DATED OCTOBER 10, 2002 AND RECORDED ON APRIL 15, 2014 IAS INSTRUMENT #140005176. IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2021.

David P. Campbell
DAVID P. CAMPBELL 1419B
1/25/22
DATE



OWNER NOTARY (NEIL A. MORGAN)

STATE OF VIRGINIA
COUNTY of York TO WIT:
I, John B. August Jr., A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 21st DAY OF April, 2022.
MY COMMISSION EXPIRES: 3-31-24
John B. August Jr.
NOTARY/PUBLIC REG. NO. 229750



OWNER NOTARY (RONALD L. BYRD)

STATE OF VIRGINIA
COUNTY of York TO WIT:
I, John B. August Jr., A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 18th DAY OF February, 2022.
MY COMMISSION EXPIRES: 3-31-24
John B. August Jr.
NOTARY/PUBLIC REG. NO. 229750



APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Joan Kassel*
PLAT APPROVING AGENT

DATE: APRIL 21, 2022

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 23 DAY OF May, 2022, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 220208670.

TESTE: *Kristen N. Nelson*
CLERK

BY: *Christine Wadsworth*