

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN CONTAINING NEW ACREAGE OF 9.98± ACRES IS IN THE NAME OF FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP AND WAS ACQUIRED BY DEEDS RECORDED IN DEED BOOK 826, P.344, DEED BOOK 833, P. 155 AND DEED BOOK 845, P. 348, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

THE PROPERTY DESIGNATED AS PARCEL P IS IN THE NAME OF NEEDHAM WILBUR CAUSEY AND JUNNIE B. CAUSEY AND WAS ACQUIRED FROM ROBERT M. BALDWIN, MABEL C. BALDWIN, ROBERT J. FISCELLA, ROSEMARY FISCELLA, BENJAMIN J. FISCELLA, AND FLORENCE M. FISCELLA BY DEED DATED MAY 5, 1969 AND RECORDED IN DEED BOOK 219, PAGE 271 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

THE PROPERTY DESIGNATED AS PARCEL D IS IN THE NAMES OF NEEDHAM WILBUR CAUSEY AND JUNNIE B. CAUSEY AND WAS ACQUIRED FROM THOMAS W. SHAFFER AND RUBY PEARL SHAFFER BY DEED DATED MAY 18, 1960 AND RECORDED IN DEED BOOK 140, PAGE 342, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA. I CERTIFY THAT THE MONUMENTS AND IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 1996.

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'.

SIGNED: C.E. Newbaker III DATE: 5-16-96  
C.E. NEWBAKER III, L.S.# 1380

**LEGEND:**

- DENOTES PIPE, PIN OR MONUMENT FOUND
- DENOTES PIN SET
- (50.18) DENOTES PREVIOUSLY RECORDED LOT DIMENSIONS

**BOUNDARY AGREEMENT AND RESUBDIVISION PLAT**

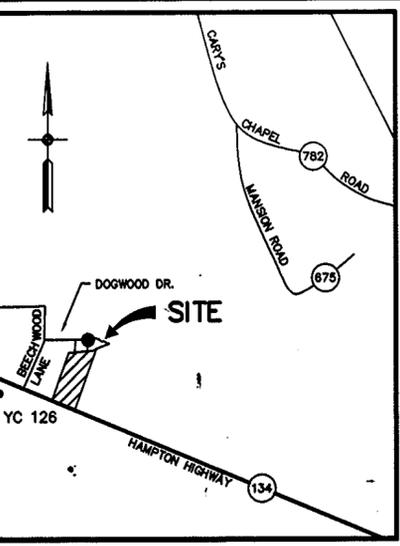
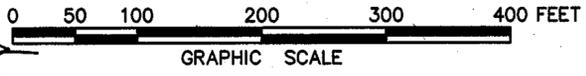
PROPERTIES OF  
**FISCELLA AND FISCELLA,**  
A VIRGINIA GENERAL PARTNERSHIP  
AND  
**NEEDHAM WILBUR CAUSEY &  
JUNNIE B. CAUSEY**

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA

**THE SIRINE GROUP, LTD.**

SURVEYORS • ENGINEERS • PLANNERS  
P.O. BOX 450, ROUTE 17  
WHITE MARSH, VIRGINIA 23183

SCALE: 1" = 100' NOVEMBER 14, 1995



VICINITY MAP SCALE: 1" = 2000'

YC-126  
E12,089,688.69  
N3,567,512.06

**PARCEL D**  
NOW OR FORMERLY  
**NEEDHAM WILBUR CAUSEY &  
JUNNIE B. CAUSEY**  
(D.B.140, P.342)  
FORMERLY 32,560 SQ.FT.  
NEW AREA = 41,902 SQ.FT.

**PARCEL C**  
NOW OR FORMERLY  
**HELEN A. NACHMAN**  
(D.B.384, P.704; D.B.333, P.716;  
D.B.356, P.139)

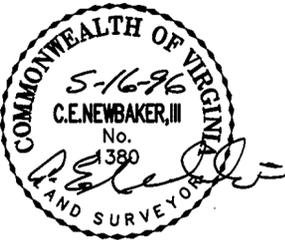
NOW OR FORMERLY  
**FISCELLA AND FISCELLA,**  
A VIRGINIA GENERAL PARTNERSHIP  
(P.B. 12, P. 383)  
FORMERLY 9.33± ACRES  
NEW ACREAGE = 9.98±

NOW OR FORMERLY  
**FISCELLA AND FISCELLA,**  
A VIRGINIA GENERAL PARTNERSHIP  
(D.B.845, P.348; D.B.140, P.535 (PLAT))

**PARCEL P**  
NOW OR FORMERLY  
**NEEDHAM WILBUR CAUSEY  
& JUNNIE B. CAUSEY**  
TO BE CONVEYED TO  
**FISCELLA AND FISCELLA,**  
A VIRGINIA GENERAL PARTNERSHIP

**PARCEL O**  
NOW OR FORMERLY  
**PAUL B. BOSTIC &  
ELLEN E. BOSTIC**  
(D.B.124, P.561; P.B.6, P.102)

**PARCEL J**  
NOW OR FORMERLY  
**GERALD KLINE ETALS**  
(P.B.6, P.102; P.B.1, P.282)



**OWNER'S CONSENT**

THE VACATION AND ADJUSTMENT OF THE PROPERTY LINES AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

**FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP**  
BY: Robert J. Fiscella DATE: 6/4/96  
ROBERT J. FISCELLA  
BY: Benjamin J. Fiscella DATE: 6/4/96  
BENJAMIN J. FISCELLA

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Arthur J. Rosenbush, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF JUNE, 1996.

Arthur J. Rosenbush  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/99

**NEEDHAM WILBUR & JUNNIE B. CAUSEY**  
BY: Needham Wilbur Causey DATE: 6-3-96  
NEEDHAM WILBUR CAUSEY

BY: Junnie B. Causey DATE: 6-3-96  
JUNNIE B. CAUSEY

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Yvonne H. Jordan, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3 DAY OF JUNE, 1996.

Yvonne H. Jordan  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-97

TOTAL AREA OF RESUBDIVISION = 10.94± ACRES

WATER: EACH LOT IN THIS RESUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT IN THIS RESUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
1	25.00'	48°11'14"	21.03'	11.18'	20.41'	S66°20'05"E
2	50.00'	108°11'03"	94.41'	69.05'	81.00'	N83°40'00"E
3	25.00'	96°12'45"	41.98'	27.87'	37.22'	S42°19'20"E
4	500.00'	14°50'42"	129.55'	65.14'	129.18'	S13°12'22"W

A PORTION OF THIS PROPERTY LIES IN ZONE AE (EL 9) AND ZONE X, (WHITE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. PANEL NO. 510182 0043B, DECEMBER 16, 1988.

ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED(S) 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 NEEDHAM WILBUR CAUSEY AND JUNNIE B. CAUSEY AND FISCELLA AND FISCELLA, A VIRGINIA GENERAL PARTNERSHIP AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

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.

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 EASEMENTS 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, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: John T. Kline, PE  
PLAT APPROVING AGENT

DATE: 7-11-96

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 14th DAY OF JUNE, 1996, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN PLAT BOOK 122, PAGE 122.

TESTE: NANCY B. KANE, CLERK  
CLERK

BY: James J. ...

PROPERTIES ARE ASSESSOR'S PARCEL NUMBERS 38A1-2-K, L, L1, M, M1, N, D, & P

THIS BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.