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VICINITY MAP  
(Approximate Scale: 1" = 2000')

**SURVEYOR'S STATEMENT**

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 IS IN THE NAME(S) OF:

**PARCEL A**

TAX MAP 24-56-00-000C: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017749.

TAX MAP 24-00-00-103: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017745.

TAX MAP 24-00-00-101A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017748.

TAX MAP 24-45-00-001A: YORKTOWN CRESCENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM CHARLES LEWIE PARRISH (A/K/A C.L. PARRISH), HOMME SOLE, BY DEED DATED OCTOBER 29, 2014 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON OCTOBER 30, 2014 AS INSTRUMENT NO. 140017747.

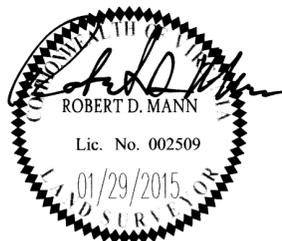
**PARCEL B**

TAX MAP 24-64-00-006: MARSHALL A. CROSS, AND WAS ACQUIRED FROM PENSACOLA HOLDING CORP., A FLORIDA CORPORATION, BY DEED DATED DECEMBER 14, 1998 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON DECEMBER 21, 1998 IN DEED BOOK 1061, PAGE 915.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 31, 2016.

*Robert D. Mann*  
ROBERT D. MANN, L.S. #002509

1/29/2015  
DATE



**GENERAL NOTES:**

- PROPERTY SHOWN HEREON IS ALL OF:  
TAX PARCEL: 24-00-00-101A GPIN: Q08b-4866-3729  
TAX PARCEL: 24-00-00-103 GPIN: Q08b-4979-3988  
TAX PARCEL: 24-56-00-000C GPIN: Q08b-4972-4235  
TAX PARCEL: 24-45-00-001A GPIN: R08a-0279-3748  
TAX PARCEL: 24-64-00-006 GPIN: Q08b-4641-4064
- THE SUBJECT PARCELS ARE ZONED PDMU (PLANNED DEVELOPMENT MIXED USE) IN ACCORDANCE WITH ORDINANCE NO. 11-10(R) ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON JUNE 21, 2011.
- MINIMUM YARD REQUIREMENTS:**  
(REFERENCE: YORK COUNTY CODE ARTICLE III, SECTION 24.1-361.1(d)(4) OF THE YORK COUNTY ZONING ORDINANCE)  
EXTERNAL PROPERTY LINE SETBACK 20'  
EXTERNAL STREET SETBACK 50'
- 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 INCLUDE:  
(I) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT.  
(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 PROPERTY SHOWN HEREON LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 51199C0128D, EFFECTIVE DATE: JANUARY 16, 2015.
- PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- HORIZONTAL DATUM**  
YORK COUNTY GEODETIC CONTROL NETWORK  
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD83  
  
STATION NO. 058                      STATION NO. 059  
N: 3601253.260                      N: 3598848.801  
E: 12067979.271                      E: 12069041.487  
ELEVATION: 59.25' (NGVD 29)      ELEVATION: 52.45' (NGVD 29)
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS ALREADY OWNED BY MARSHALL A. CROSS AND YORKTOWN CRESCENT, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- U.S. ARMY CORPS OF ENGINEERS PROJECT NUMBER NAO-1998-3184 (POQUOSON RIVER) (VALID UNTIL JANUARY 13, 2016 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED JANUARY 13, 2011).

**REFERENCE**

- |                          |  |                              |
|--------------------------|--|------------------------------|
| DEED BOOK 1061, PAGE 915 | SOURCE DEED                            | TAX MAP PARCEL 24-64-00-006  |
| INSTRUMENT NO. 140017745 | SOURCE DEED                            | TAX MAP PARCEL 24-00-00-103  |
| INSTRUMENT NO. 140017747 | SOURCE DEED                            | TAX MAP PARCEL 24-45-00-001A |
| INSTRUMENT NO. 140017748 | SOURCE DEED                            | TAX MAP PARCEL 24-00-00-101A |
| INSTRUMENT NO. 140017749 | SOURCE DEED                            | TAX MAP PARCEL 24-56-00-000C |
|                          |  |                              |
| INSTRUMENT NO. 050000391 | VDOT RIGHT-OF-WAY CONVEYANCE           |                              |
| INSTRUMENT NO. 050000392 | VDOT RIGHT-OF-WAY CONVEYANCE           |                              |
| INSTRUMENT NO. 050001190 | VDOT RIGHT-OF-WAY CONVEYANCE           |                              |
| INSTRUMENT NO. 040023433 | VDOT CERTIFICATE OF TAKE               |                              |
|                          |  |                              |
| INSTRUMENT NO. 110010175 | PROFFERS YORKTOWN CRESCENT             |                              |
| INSTRUMENT NO. 110010176 | ADDENDUM TO PROFFERS YORKTOWN CRESCENT |                              |
|                          |  |                              |
| PLAT BOOK 10, PAGE 443   |  |                              |
| PLAT BOOK 10, PAGE 327   |  |                              |
| PLAT BOOK 11, PAGE 142   |  |                              |
| PLAT BOOK 12, PAGE 537   |  |                              |

PLAT OF BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
YORKTOWN CRESCENT, LLC  
AND  
MARSHALL A. CROSS

NELSON DISTRICT      YORK COUNTY      VIRGINIA  
Date: 1-29-2015      Scale: NOTED      Proj. No.: H10028-00      Proj. Contacts: RDM



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SHEET 1 OF 3

**LEGEND**

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET
- RPA RESOURCE PROTECTION AREA
- RMA RESOURCE MANAGEMENT AREA
- ⊕ CENTERLINE
- ESM'T EASEMENT
- # PARCEL OWNER INFORMATION TABLE REFERENCE NO.
- JURISDICTIONAL WETLANDS, PRELIMINARY JURISDICTIONAL DETERMINATION, U.S. ARMY CORPS OF ENGINEERS PROJECT NUMBER NAO-1998-3184 (POQUOSON RIVER)

APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*, PLAT APPROVING AGENT

DATE: *1/15/15*

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE *18<sup>th</sup>* DAY OF *September*, 2015.  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. *150017143*.

TESTE: *Kristen N. Nelson*, CLERK *8:31 AM*

BY: *Valerie Lynn Baldwin, DC.*