

Map Copyright © Kappa Map Group LLC, (886) 873-3011
Used with permission - Permitted Use Number BUE05082

VICINITY MAP Scale: 1" = 1050'

CERTIFICATION OF SOURCE OF TITLE

PARCEL 130: GPIN: P12d-3237-0683

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS IN THE NAME OF G-SQUARE, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM MOTY G. DUMAS, AKA MONTY G. DUMAS, AND MARGIE LEE DUMAS, HIS WIFE, BY DEED OF ASSUMPTION, DATED DECEMBER 30, 1971 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JANUARY 12, 1972 IN DEED BOOK 240, PAGES 373-373.

PARCEL C: GPIN: P12d-3135-0800, AND PARCEL B: P12d-3084-0882

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS IN THE NAME OF G-SQUARE, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM MARTIN T. GRAHAM, JR., AND MARY T. GRAHAM, HIS WIFE; AND G-SQUARE, INC., A VIRGINIA CORPORATION; AND BRANDY, LTD., A VIRGINIA CORPORATION, BY DEED, DATED FEBRUARY 23, 1981 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 23, 1981 IN DEED BOOK 350, PAGES 374-376.

OWNER'S CONSENT AND DEDICATION

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, IF ANY.

G-SQUARE, INC., A VIRGINIA CORPORATION

BY: Gregory H. Granger 5-20-24
GREGORY H. GRANGER DATE
PRESIDENT, G-SQUARE, INC.

ADDRESS: 1005 RICHMOND ROAD, WILLIAMSBURG, VIRGINIA 23185

NOTARY PUBLIC:

CITY/COUNTY OF JAMES CITY
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF May, 2024

BY: Gregory H. Granger
(NAME OF PERSON SEEKING ACKNOWLEDGEMENT)

John F. Sluss
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 312410

MY COMMISSION EXPIRES: 7/31/2025

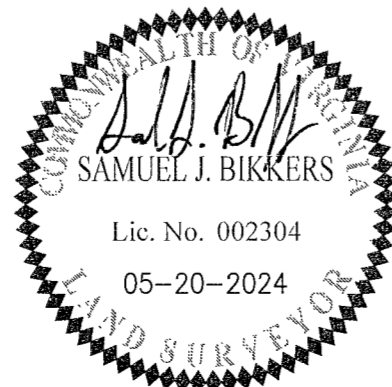


SURVEYOR'S STATEMENT

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'.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE OCTOBER 1, 2024.

Samuel J. Bickers 05-20-2024
SAMUEL J. BICKERS, L.S. DATE



1. GENERAL NOTES:

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, PLATS OF RECORD, FOUND GROUND EVIDENCE, DEED DESCRIPTIONS, AND OTHER AVAILABLE INFORMATION. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
- PROPERTY SHOWN HEREON, OWNED BY G-SQUARE, INC., IS ALL OF:
PARCEL 130: GPIN: P12d-3237-0683, ADDRESS: 540 WATER STREET
PARCEL C: GPIN: P12d-3135-0800, ADDRESS: 528 WATER STREET
PARCEL B: GPIN: P12d-3084-0882, ADDRESS: 524 WATER STREET
- WATER STREET (STATE ROUTE 1002) SHOWN HEREON, IS AN EXISTING VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, TAKEN FROM A RECORD PLAT, RECORDED IN INSTRUMENT No. 170015341.
- HORIZONTAL CONTROL, MERIDIAN TAKEN FROM RECORD PLAT RECORDED IN INSTRUMENT No. 170015341, AND IS BASED UPON COUNTY OF YORK 2007 SUPPLEMENTAL SURVEY MARK REFERENCE AND RECOVERY DATA, VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE (NAD 1983), STATION No. 140, COORDINATES FOR MONUMENT 140 IN U.S. SURVEY FEET:
NORTHING: 3,626,301.140
EASTING: 12,062,893.631
- VERTICAL CONTROL ESTABLISHED BY MEANS OF GPS SURVEYING, DERIVED WITHIN KeyNetGPS, A VRS NETWORK POWERED BY TRIMBLE; VERTICAL DATUM IS NAVD 1988, GEOD18 (CONUS); LOCATION OF BENCHMARK IS STATION No. 140, ELEVATION = 8.054' (U.S. SURVEY FEET)
- THE PROPERTY ZONING CODE: YVA : YORKTOWN VILLAGE ACTIVITY
BUILDING SETBACKS:
FRONT: 25' (TWENTY-FIVE FEET)
REAR: 20' (TWENTY FEET)
SIDE: 10' (TEN FEET)
- THIS PROPERTY LIES IN TWO FLOOD AREAS. FLOOD ZONE AE (EL 8), BASE FLOOD ELEVATIONS DETERMINED, ELEVATION 8, (NORTH AMERICAN VERTICAL DATUM OF 1988) AND ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. #51199C0107D, MAP REVISED JANUARY 16, 2015.
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE (3) PARCELS OF LAND OWNED BY G-SQUARE, INC., A VIRGINIA CORPORATION BY VOIDING THE ADJOINING PROPERTY LINES (ALL INTERIOR LINES), CREATING ONE (1) PARCEL OF LAND. THE NEW PARCEL THIS PROPERTY LINE VACATION CREATES IS "PARCEL B-1".
- THIS PROPERTY IS LOCATED WITH A RESOURCE MANAGEMENT AREA (RMA) AS SHOWN ON YORK COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) MAPPING; THE CHESAPEAKE BAY PRESERVATION AREA AND RESOURCE PROTECTION AREA (RPA) BUFFER AREA SHOWN ON THIS PLAT IS MEASURED FROM MEAN HIGH WATER (MHW) OF YORK RIVER, THE MHW LINEWORK WAS PROVIDED BY YORK COUNTY GIS - THE PROPERTY LIES LANDWARD OF THE 100' (100 FOOT) RESOURCE PROTECTION AREA (RPA) BUFFER.

UTILITY NOTES:

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

AREA TABULATION

EXISTING PARCELS OF G-SQUARE, INC.

PARCEL 130: GPIN: P12d-3237-0683	17,470.77 S.F.	0.4011 ACRE
PARCEL C: GPIN: P12d-3135-0800	6,286.01 S.F.	0.1443 ACRE
PARCEL B: GPIN: P12d-3084-0882	9,641.44 S.F.	0.2213 ACRE
TOTAL NEW AREA OF "PARCEL B-1"	33,398.22 S.F.	0.7667 ACRE

PROPERTY LINE VACATION PLAT
THREE PARCELS OWNED BY
G-SQUARE, INC., A VIRGINIA CORPORATION

NELSON MAGISTERIAL DISTRICT YORK COUNTY VIRGINIA
Date: 05-20-24 Scale: NOTED Proj. No.: W10410-01 Proj. Contacts: SJB / CMA



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 2

REFERENCES:

- DEED BOOK 64, PAGE 312A (PLAT)
- DEED BOOK 181, PAGE 681 (PLAT)
- DEED BOOK 181, PAGE 682 (PLAT)
- DEED BOOK 240, PAGE 377 (PLAT)
- DEED BOOK 350, PAGE 376 (PLAT)
- DEED BOOK 505, PAGE 11 (PLAT)
- PLAT BOOK 7, PAGE 47
- PLAT BOOK 8, PAGE 469-A
- PLAT BOOK 10, PAGE 439
- INSTRUMENT No. 170015341 (PLAT)
- INSTRUMENT No. 220018284 (PLAT)
- INSTRUMENT No. 240004359 (PLAT)

INDEX OF SHEETS:

- SHEET 1 COVER SHEET
- SHEET 2 PLAT SHEET

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Juan Kassel, PLAT APPROVING AGENT
DATE: MAY 29, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 29 DAY OF May, 2024.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240007270

TESTE: KRISTEN N. NELSON, CLERK, CLERK

BY: John M. Mahoney DC