

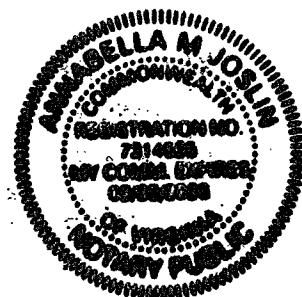
VICINITY MAP
SCALE: 1"=2,000'

OWNER'S CONSENT

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.

Lisa L. Murray DATE: 8/27/24
LISA L. MURRAY - MANAGER
REDHEAD ENTERPRISES, LLC

NOTARY PUBLIC FOR
LISA L. MURRAY
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Annabella M. Jolin, A NOTARY PUBLIC IN AND FOR THE State of VA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 27 DAY OF August, 2024.
Annabella M. Jolin 7814585
NOTARY PUBLIC REGISTRATION NO. _____
MY COMMISSION EXPIRES: 2/28/26



TRUSTEE'S CONSENT:

Jennifer J. Coyne DATE: 8/28/24
James B. Mears, TRUSTEE
(FULL PRINTED NAME OF TRUSTEE)

JENNIFER J. COYNE AND JAMES B. MEARS, TRUSTEES EITHER OF WHOM MAY ACT
BENEFICIARY: NEWPORT NEWS SHIPBUILDING EMPLOYEES' CREDIT UNION, INC., d/b/a BAYPORT CREDIT UNION
DEED OF TRUST DATED: APRIL 25, 2017
RECORDED AS INSTRUMENT #170007339
SUBSTITUTION OF TRUSTEES DEED DATED: JUNE 4, 2024
RECORDED AS INSTRUMENT #240007598

NOTARY PUBLIC FOR TRUSTEE

STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:

I, Travis M. Kelly, A NOTARY PUBLIC IN AND FOR THE City of Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 26 DAY OF August, 2024.

Travis M. Kelly 319493
NOTARY PUBLIC REGISTRATION NO. _____
MY COMMISSION EXPIRES: 8-31-26

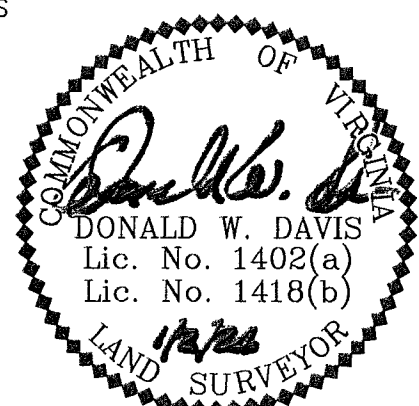


SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

PARCEL ID: S06c-1891-0516 & S06c-1919-0638;
REDHEAD ENTERPRISES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BRENDA FAYE PICKETT, WIDOW, BY DEED DATED JANUARY 27, 2014, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON FEBRUARY 6, 2014 IN INSTRUMENT #140002035.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 1, 2025.
Donald W. Davis 118184
DONALD W. DAVIS, L.S. DATE



YORK COUNTY CONTROL MONUMENTS

- (89) RESET- COORDINATES-U.S. SURVEY FEET- 3,587,856.900 (N), 12,076,514.058 (E) ELEVATION= 56.06' (NGVD 1929 DATUM)
- (102) RESET- COORDINATES-U.S. SURVEY FEET- 3,583,682.446 (N), 12,077,798.358 (E) ELEVATION= 49.33' (NGVD 1929 DATUM)

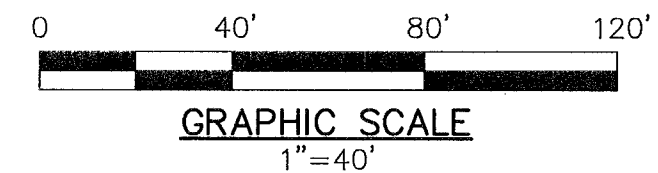
STREET INDEX

- 1) GEO. WASH. MEM. HWY - U.S. RTE 17
- 2) BURTS ROAD - S.R. 709
- 3) ORIANA ROAD - S.R. 620
- 4) LAKESIDE DRIVE - S.R. 620
- 5) DARE ROAD - S.R. 621
- 6) GRAFTON STATION LANE - S.R. 1711
- 7) YORK CROSSING ROAD - S.R. 1713
- 8) SPORTS WAY - PRIVATE

NOTES

- PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0139D, REVISED DATE: JANUARY 16, 2015.
- THE PROPERTIES SHOWN HEREON ARE ZONED: GB - GENERAL BUSINESS DISTRICT THE MINIMUM SETBACKS ARE AS FOLLOWS: FRONT: 45' (FEET) SIDE: 10' (FEET) REAR: 10' (FEET) MINIMUM LOT SIZE: 20,000 S.F. MINIMUM LOT WIDTH: 100' (FEET) MAXIMUM BUILDING HEIGHT: 50' (FEET)
- PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS: S06c-1891-0516 & S06c-1919-0638
- PROPERTY ADDRESSES: #4839 & #4909 GEORGE WASHINGTON MEM. HIGHWAY
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
- PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC SEWER PROVIDED BY YORK COUNTY.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 REDHEAD ENTERPRISES, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THE LIMITS OF NATURAL RESOURCES HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS, IF ANY, OF THE CHESAPEAKE BAY PRESERVATION AREAS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE ROUTE 17 CORRIDOR OVERLAY DISTRICT.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE WATERSHED MANAGEMENT AND PROTECTION (WMP) OVERLAY DISTRICT.
- ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN YORK COUNTY CODE CHAPTER 23.2 - CHESAPEAKE BAY AREA ORDINANCE AND YORK COUNTY ZONING ORDINANCE SECTION 24.1-376 WATERSHED MANAGEMENT AND PROTECTION AREA.
- THE INTER-PARCEL ACCESS EASEMENT SHALL ALLOW FOR A THROAT LENGTH OF 35 FEET ON THE ENTRANCE.

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF
REDHEAD ENTERPRISES, LLC
GRAFTON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: JANUARY 2, 2024
DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
#3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
SHEET 1 OF 1



- SYMBOLS -

- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET
- 45' B — DENOTES MINIMUM BUILDING SETBACK LINES
- — DENOTES PROPERTY LINE
- — — DENOTES ADJACENT PROPERTY LINE
- — — — DENOTES LIMITS OF THE WATERSHED MANAGEMENT AND PROTECTION (WMP)
- - - - DENOTES EASEMENT LINE
- - - - - DENOTES PROPERTY LINE TO BE VACATED

LINE DATA TABLE

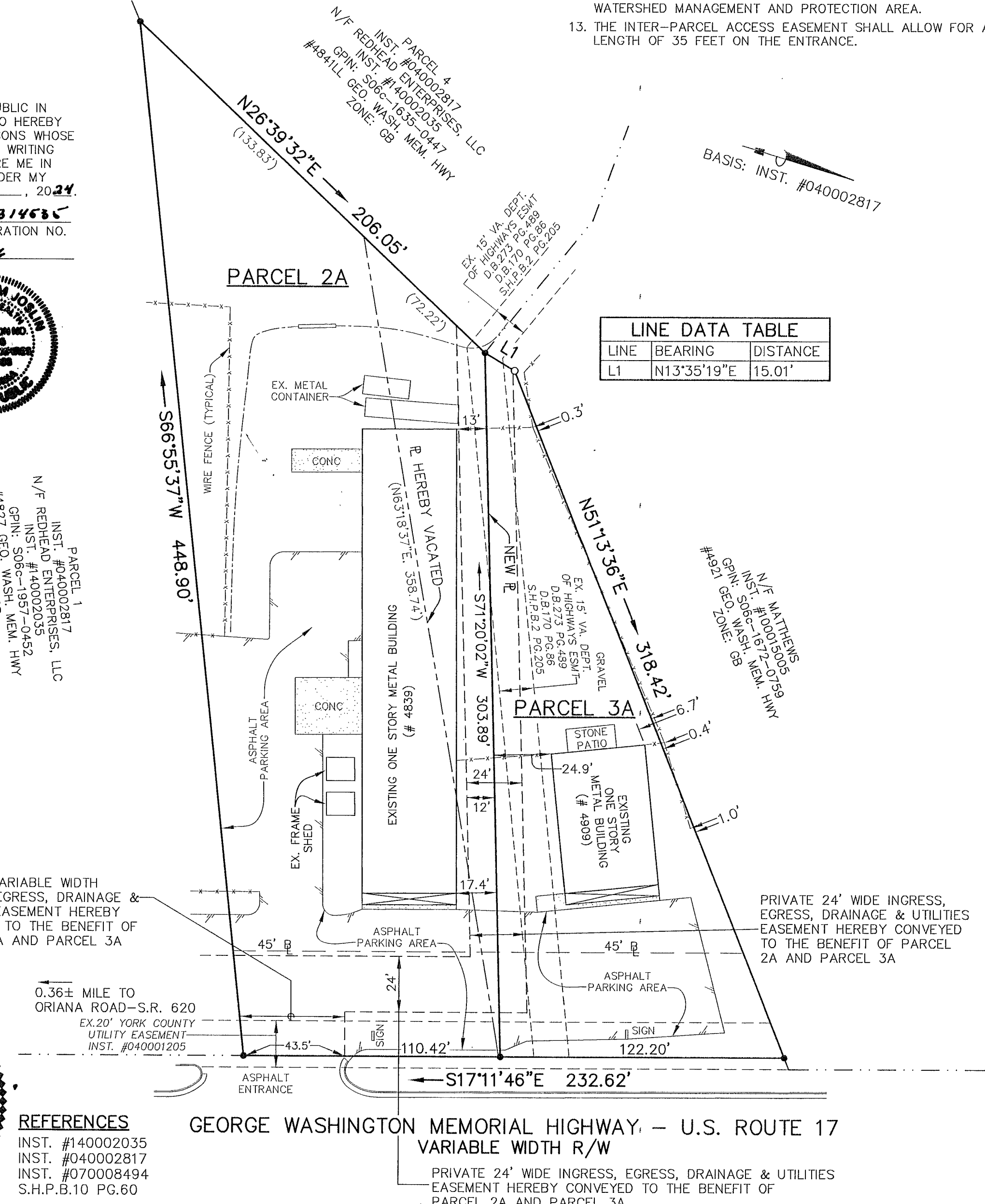
LINE	BEARING	DISTANCE
L1	N13°35'19"E	15.01'

AREA BREAKDOWN

PARCEL 2A	PARCEL 3A
FORMER AREA (PARCEL 2)	FORMER AREA (PARCEL 3)
0.891 AC. (38,825 S.F.)	0.640 AC. (27,862 S.F.)
NEW AREA	NEW AREA
1.071 AC. (46,666 S.F.)	0.460 AC. (20,021 S.F.)
TOTAL AREA = 1.531 AC. (66,687 S.F.)	

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: *Jusan Kassel*
PLAT APPROVING AGENT
DATE: AUGUST 28, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 5th DAY OF September 2024, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 240012056
TESTE: *Kristen N. Nelson*
CLERK
BY: *Debra Mahoney DC*



0.36± MILE TO ORIANA ROAD-S.R. 620
EX. 20' YORK COUNTY UTILITY EASEMENT INST. #040001205

GEORGE WASHINGTON MEMORIAL HIGHWAY - U.S. ROUTE 17
VARIABLE WIDTH R/W

PRIVATE 24' WIDE INGRESS, EGRESS, DRAINAGE & UTILITIES EASEMENT HEREBY CONVEYED TO THE BENEFIT OF PARCEL 2A AND PARCEL 3A

REFERENCES
INST. #140002035
INST. #040002817
INST. #070008494
S.H.P.B.10 PG.60