

VICINITY MAP SCALE: 1" = 2000'

**SURVEYOR'S CERTIFICATE**

1. A TITLE REPORT HAS NOT BEEN FURNISHED TO THIS FIRM.
2. WETLANDS SHOWN WERE DELINEATED BY ROTH ENVIRONMENTAL.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE X PER COMMUNITY MAP #51199C0139D EFFECTIVE 01/16/2015.
5. LOT SERVED BY PUBLIC WATER AND SEWER.

**ADDRESS**

4628 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VIRGINIA 23692

NOW OR FORMERLY  
G. RAMSAY & GAYNELLE S. KNOX  
INST# 09000024  
GPIN S05b-2753-4884  
ZONED GB / R20

LOT 65CD  
INST# 180007091  
NOW OR FORMERLY  
YORK VETERINARY  
PROPERTIES LLC  
INST# 030019267  
GPIN: S05b-2656-4686  
ZONED: GB  
ADDRESS: 4628 GEORGE  
WASH. MEM. HWY.

EXISTING AREA  
55,744 S.F. / 1.2797 AC.

LOT 20  
NOW OR FORMERLY  
CYNTHIA C. BAUER  
INST# 210015733  
GPIN: S05b-2865-4762  
ZONED: R20

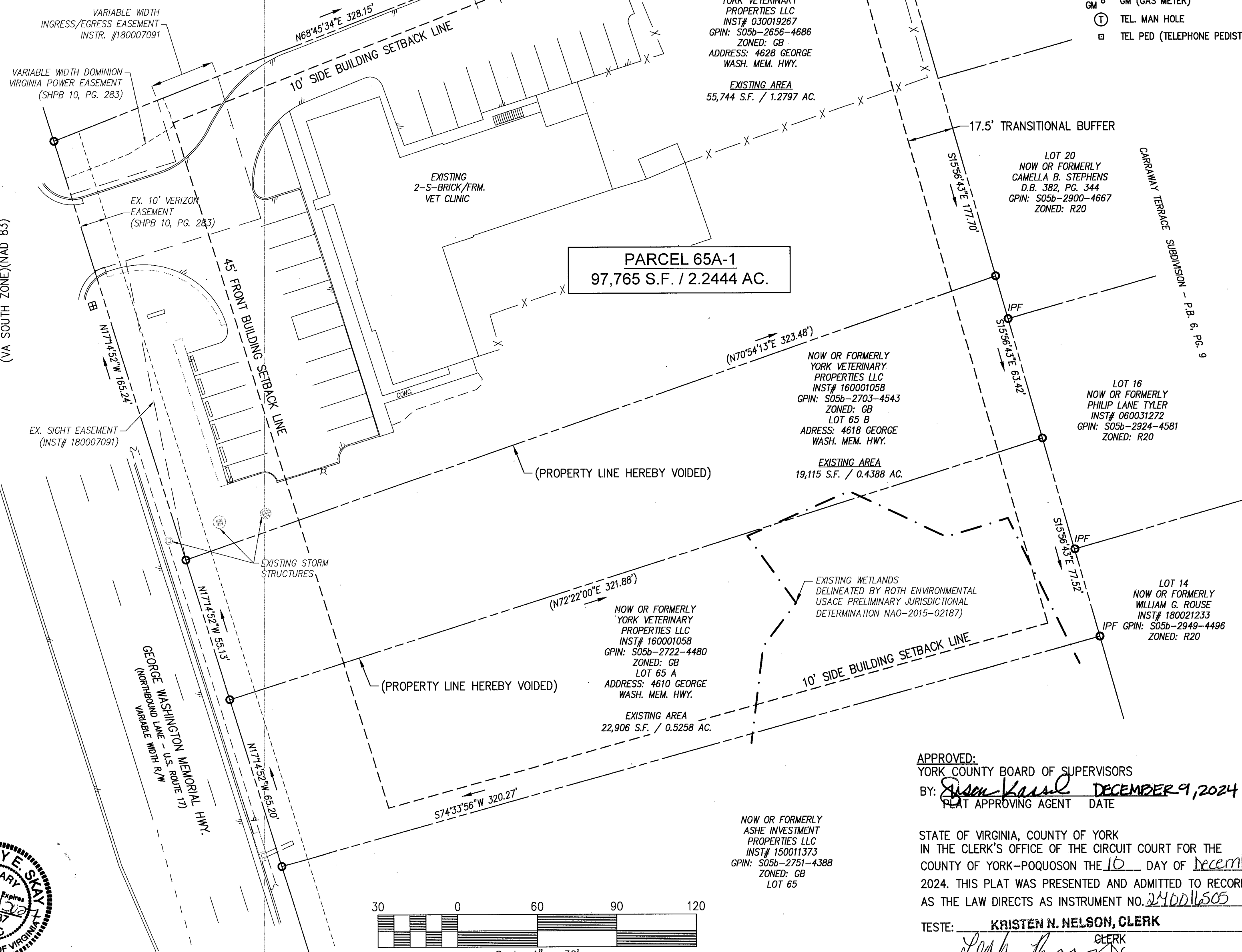
LOT 20  
NOW OR FORMERLY  
CAMELLA B. STEPHENS  
D.B. 382, PG. 344  
GPIN: S05b-2900-4667  
ZONED: R20

LOT 16  
NOW OR FORMERLY  
PHILIP LANE TYLER  
INST# 060031272  
GPIN: S05b-2924-4581  
ZONED: R20

LOT 14  
NOW OR FORMERLY  
WILLIAM G. ROUSE  
INST# 180021233  
GPIN: S05b-2949-4496  
ZONED: R20

NOW OR FORMERLY  
ASHE INVESTMENT  
PROPERTIES LLC  
INST# 150011373  
GPIN: S05b-2751-4388  
ZONED: GB  
LOT 65

YORK COUNTY GEODETIC NETWORK  
(VA SOUTH ZONE)(NAD 83)



- LEGEND**
- IPF (IRON PIPE FOUND)
  - IRF (IRON ROD FOUND)
  - CMF (CONC MON FOUND)
  - IRS (IRON ROD SET)
  - ⊗ IPS (IRON PIPE SET)
  - ⊗ WM (WATER METER)
  - ⊗ WV (WATER VALVE)
  - ⊗ FH (FIRE HYDRANT)
  - ⊗ SMH (SEWER MANHOLE)
  - ⊗ LP (PIGHT POLE)
  - ⊗ PP (POWER POLE)
  - ⊗ GV (GAS VALVE)
  - ⊗ GM (GAS METER)
  - ⊗ TEL (MAN HOLE)
  - ⊗ TEL PED (TELEPHONE PEDISTAL)

**SURVEYOR'S CERTIFICATE**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF PROPERTY LINE VACATION 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 SHOWN ON THIS PLAT IS OWNED BY YORK VETERINARY PROPERTIES, LLC. AND WAS ACQUIRED FROM WILLIAM P. & JOYCE P. KNOX BY DEED DATED JUNE 26, 2003 RECORDED AT INSTR. #030019267 AND WAS ACQUIRED FROM THE FRANCES MARIE SUTTLE REVOCABLE TRUST BY DEED DATED JANUARY 5, 2016 RECORDED AT INSTR. #160001058.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 30, 2024.

*William S. Felts*  
DATE: 09/03/2024  
WILLIAM S. FELTS, L.S.  
LAND SURVEYOR NO. 3149

**OWNERS CONSENT**

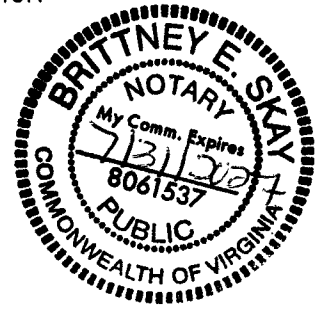
THE VACATION OF THE PROPERTY LINES AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS: YORK VETERINARY PROPERTIES, LLC

BY: *Anita R. Weidinger* 12/6/24  
ANITA R. WEIDINGER, MEMBER DATE

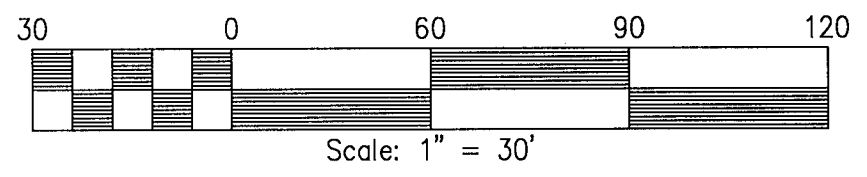
BY: *T. Michael Weidinger* 12/6/24  
T. MICHAEL WEIDINGER, MEMBER DATE

**NOTARY STATEMENT**

STATE OF VIRGINIA  
COUNTY OF YORK  
TO WIT:  
I, *Brittney E. Skay*, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 10th DAY OF December, 2024.



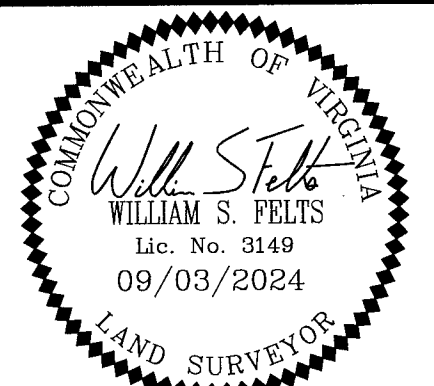
*Brittney E. Skay*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 7/31/2027  
REGISTRATION NO. 8001537



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Susan Kaul* DECEMBER 9, 2024  
PLAT APPROVING AGENT DATE

STATE OF VIRGINIA, COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10 DAY OF December 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 240011505

TESTE: KRISTEN N. NELSON, CLERK  
BY: *Leah Hrydc* CLERK



DATE: 09/03/2024  
DRAWN BY: WSF  
PROJECT No. 24-193  
FILE NAME: 24-193.DWG

PROPERTY LINE VACATION PLAT OF  
YORK VETERINARY PROPERTIES, LLC  
LOTS 65CD, 65B & 65A  
YORK COUNTY GRAFTON DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	10/28/2024	REVISED PER COUNTY COMMENTS

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
ENGINEERING & SURVEYING CONSULTANTS  
205 Bullfants Blvd., Suite E, Williamsburg, VA 23188  
Ph: (757) 585-1677 Fax: (757) 585-0782  
web: landtechresources.com