

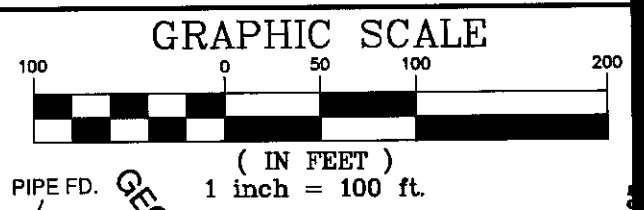
BOUNDARY LINE ADJUSTMENT

BETWEEN THE PROPERTIES OF
VNM HOLDINGS, LLC
BEING LOT 2 & PARCEL B
NELSON DISTRICT
COUNTY OF YORK, VIRGINIA

MAY 14, 2008 SCALE 1" = 100'

townes

2463 boulevard
colonial heights, va 23834
telephone: 804.520.9015
facsimile: 804.520.9016
email: cctownes@townespc.com



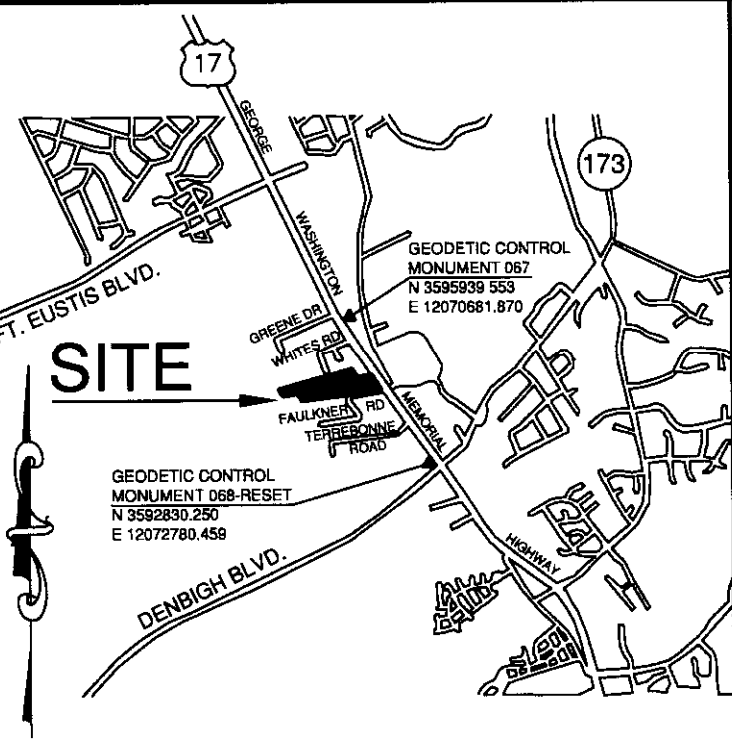
GENERAL NOTES:

1. THIS SURVEY WAS MADE WITH THE BENEFIT OF A TITLE COMMITMENT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, NUMBER GP082274 DATED: FEBRUARY 27, 2008.
2. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE PROPERTY LIES WITHIN ZONE X, COMMUNITY PANEL NUMBER 510182 0036 B, EFFECTIVE DATE: DECEMBER 16, 1988.
3. ONLY SURFACE INDICATIONS OF UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY.
4. ZONING: GB (GENERAL BUSINESS) / R20 (SINGLE-FAMILY RESIDENTIAL)
5. THIS SURVEY WAS MADE FOR THE PURPOSES OF IDENTIFYING LEGAL BOUNDARIES AND DOES NOT PURPORT TO IDENTIFY ENVIRONMENTAL FEATURES THAT AN ENVIRONMENTAL SITE ASSESSMENT MIGHT IDENTIFY.
6. ALL SETBACK, BULK REQUIREMENTS, AND ORDINANCE ITEMS SHOWN ON THIS PLAT, ARE SUBJECT TO INTERPRETATION BY LOCAL GOVERNMENT OFFICIALS.
7. 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.
8. ANY ELEVATION SHOWN IS BASED UPON: NAVD 88.

PROPERTY LEGEND				
PARCEL	OWNER	TAX MAP NO.	DEED REF	ZONING
PARCEL A	VNM HOLDINGS, LLC	24-71-00-000A	040016611	GB
PARCEL C	VNM HOLDINGS, LLC	24-00-00-140	040016611	GB
A	SAWYER BUSINESS PRODUCTS INC.	24-42-00-001		GB
B	F W, LLC	24H-02-00-007	010005548	GB
C	KENNETH HARVELL	24H-02-00-001	D.B. 538, PG. 6	R20
D	CITY OF NEWPORT NEWS	23-00-00-014H		RC
E	RICHARD R. & RANAE L. CARROLL	24-61-00-002	070027280	RR

YORK COUNTY ZONING ORDINANCE REQUIREMENTS					
ZONING	MIN. LOT SIZE	MIN. YARD REQ.			
	AREA	WIDTH	FRONT	SIDE	REAR
R20	20,000 SF	100'	40'	15'	30'
GB	20,000 SF	100'	45'	10'	10'

LOT TABULATION			
PARCEL	AREA (SQ. FT.)	ACREAGE	
FORMER LOT 2	335,732	7.707	
NEW LOT 2	93,455	2.145	
FORMER PARCEL B	213,493	4.901	
NEW PARCEL B	455,770	10.463	
TOTAL AREA	549,225	12.608	



VICINITY MAP SCALE: 1" = 2000'

COMMONWEALTH OF VIRGINIA

Charles C. Townes, II

CHARLES C. TOWNES, II
Lic. No. 2803
8/6/08
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS 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 VNM HOLDINGS, LLC, AND WAS ACQUIRED FROM EARNIE L. WHITE AND MARGARET F. WHITE, HUSBAND AND WIFE, BY DEED DATED JULY 23, 2004, AND DULY RECORDED AS INSTRUMENT NUMBER 040016611 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2008.

Charles C. Townes, II 8/6/2008
CHARLES C. TOWNES, II, P.E., L.S. 2803 DATE

OWNER'S CERTIFICATE

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

VNM HOLDINGS, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

BY: *Mr. Van N. McPherson*
(MR. VAN N. MCPHERSON, MANAGER)

8-6-2008
DATE

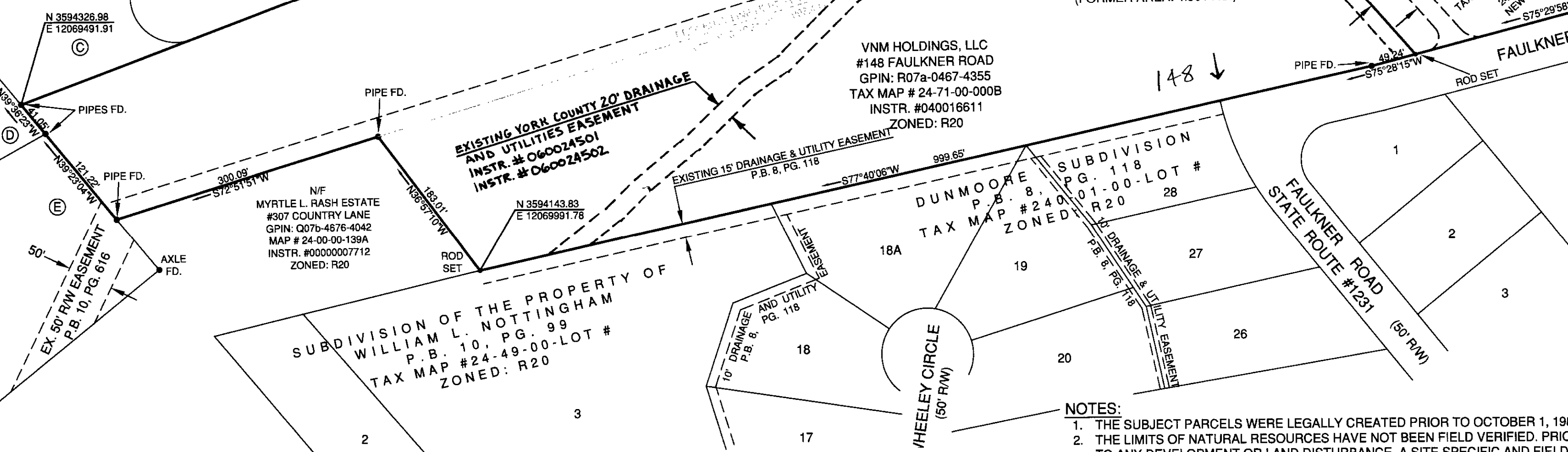
NOTARY'S CERTIFICATE

STATE OF VIRGINIA
CITY / COUNTY OF YORK TO WIT:

I, Lisa M. Bowden, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 6th DAY OF August 2008.
MY COMMISSION EXPIRES June 30, 2009

Lisa M. Bowden
NOTARY PUBLIC
Commission Expires June 30, 2009
REGISTRATION NO. 357144
Leonard



UTILITY NOTES

WATER: EACH LOT WITHIN THIS BOUNDARY ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: NEITHER LOT WITHIN THIS BOUNDARY ADJUSTMENT IS SERVED BY PUBLIC SEWER.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: *Paul L. Dor*, P.E. 8/21/08
DATE

- NOTES:**
1. THE SUBJECT PARCELS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989. 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 OF THE CBPA AND WMP.
 2. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
 3. 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 PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL OWNED BY VNM HOLDINGS, LLC AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: 9/2/08

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON,
THE 5th DAY OF September, 2008.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER LR 080020943.

TESTE: *Lynn S Mendibur*
CLERK

BY: *Thom B. P...*