

VICINITY MAP 1" = 2000'

LEGEND:

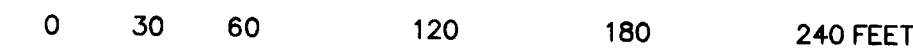
- DENOTES PIN SET
- DENOTES PIN OR PIPE FOUND
- DENOTES MONUMENT FOUND
- DENOTES PROPERTY LINE HEREBY VOIDED.
- ▨ DENOTES U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS
- ▩ DENOTES AREA RESERVED FOR FUTURE VDOT ROAD IMPROVEMENTS.
- ▧ DENOTES PRIVATE 15' DRAINAGE EASEMENT HEREBY CONVEYED TO BENEFIT PARCEL 1 & TAX MAP 37-00-00-045.

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0039 B, DECEMBER 16, 1988.
2. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 [CHESAPEAKE BAY PRESERVATION AREA ORDINANCE] OF THE YORK COUNTY CODE.
3. PROPERTIES ARE ZONED GB (GENERAL BUSINESS DISTRICT).
MINIMUM BUILDING SETBACKS:
FRONT YARD: 45'
SIDE YARD: 10'
REAR YARD: 10'
4. PROPERTIES CONTAINED WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
5. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
6. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
7. U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION CONFIRMATION PROJECT NUMBER: NAO-2007-1642.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF VICTORY & 17, LLC

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
SEPTEMBER 4, 2008

C. E. Newbaker
 SURVEYING & PLANNING, INC.
 P.O. BOX 1298
 YORKTOWN, VA. 23692
 PH#: 757-240-2562
 FAX: 757-926-4880



SCALE: 1" = 60'

SHEET 1 OF 2
EXHIBIT "B"

THIS PLAT OF BOUNDARY LINE ADJUSTMENT AND EASEMENT DEDICATION OF THE LAND HERON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

VICTORY & 17, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

SIGNED: [Signature] DATE: 5/15/09
E. BLANTON HAMILTON, JR., MANAGER

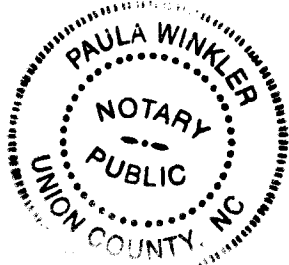
STATE OF North Carolina, COUNTY OR CITY OF CHARLOTTE, TO WIT:

I, Paula Winkler, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 15th DAY OF May, 2009

[Signature]
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: 10/17/2011



SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISIONS 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 AS FOLLOWS:

TAX PARCEL 37-00-00-041

TAX PARCEL 37-00-00-041 IS IN THE NAME OF VICTORY & 17, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM DOROTHY S. BRYANT, UNMARRIED, BY DEED DATED SEPTEMBER 25, 2006 AND DULY RECORDED AS INSTRUMENT # 060024510 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 37-00-00-043

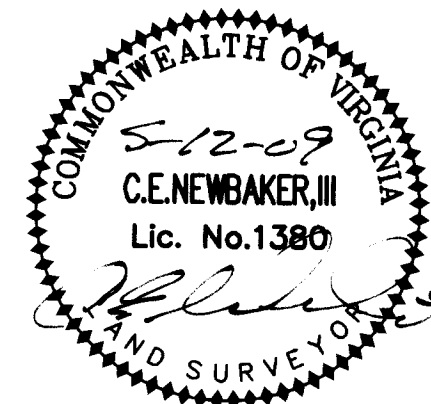
TAX PARCEL 37-00-00-043 IS IN THE NAME OF VICTORY & 17, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM WILLITS H. BOWDITCH, JR. & MERRIEL F. BOWDITCH HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 26, 2006 AND DULY RECORDED AS INSTRUMENT # 060024511 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 37-00-00-044

TAX PARCEL 37-00-00-044 IS IN THE NAME OF VICTORY & 17, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM WILLIE DOZIER AND JOSEPHINE DOZIER, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 22, 2006 AND DULY RECORDED AS INSTRUMENT # 060024512 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 31, 2009.

SIGNED: [Signature] DATE: 5-12-09
C.E. NEWBAKER, III L.S.# 1380



THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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 ALSO 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 AND (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.

VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature] DATE: 7/7/09

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] DATE: 7/8/09
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 15th DAY OF July, 2009, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 090014595 9:20 AM

TESTE: [Signature]
CLERK

BY: [Signature]

PROPERTY IS TAX PARCEL NUMBER:
37-00-00-041; GPIN: S03B-3894-3157
37-00-00-043; GPIN: S03B-4100-3378
37-00-00-044; GPIN: S03B-4179-3598

DISTRICT OF COLUMBIA
STATE OF _____, COUNTY OR CITY OF _____, TO WIT:

I, JULIE NOTTO, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 22 DAY OF May, 2009

[Signature]
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: 01/14/2010

