

VICINITY MAP  
SCALE: 1"=2000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

096 - A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 96," THE DISK IS LOCATED ON ROUTE 620 (LAKESIDE DRIVE), SOUTH OF THE RESIDENCE AT 1800 LAKESIDE DRIVE, 17.5' SOUTHEAST OF THE CENTER LINE OF ROUTE 620, 28.0' WEST OF UTILITY POLE #KK-57. COORDINATES-U.S. SURVEY FEET-12083354.112(E), 3588952.717(N)

NOTES:

- 1 - THIS PROPERTY IS LOCATED IN FIRM ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), & ZONE X, (SHADED)(AREA OF 500-YEAR FLOOD), AS SHOWN ON COMMUNITY PANEL NO. 510182 0037 B DATED DECEMBER 16, 1988
- 2 - THE PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT), HAS A MINIMUM FRONT BUILDING SETBACK OF 40', A MINIMUM REAR SET BACK OF 30', AND MINIMUM SIDE YARDS OF 15'.
- 3 - THE PROPERTIES SHOWN ON THIS PLAT ARE WITHIN BOTH THE RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
- 4 - NO TITLE REPORT PROVIDED
- 5 - ALL EASEMENTS MAY NOT BE SHOWN
- 6 - UNDERGROUND UTILITIES EXCEPT AS SHOWN
- 7 - SUBDIVISION PLAT RECORDED AT P.B. 12 PG. 625 DOES NOT MATHEMATICALLY CLOSE
- 8 - THAT PORTION OF THIS PLAT WHICH REPRESENTS THE GREEN PROPERTY WAS FIELD SURVEYED IN ITS ENTIRETY ON 02/11/08, INCLUDING THE ADJUSTMENT OF THE EASTERLY PROPERTY LINE. THE REMAINDER OF THE PLAT DOES NOT REFLECT AN ACTUAL BOUNDARY SURVEY, AND CONTAINS INFORMATION TAKEN FROM PRIOR SURVEYS OF RECORD.
- 9 - TAX MAP #30-95-00-000A; GPIN #T06B-3414-4467 (#600A OLD LAKESIDE DRIVE) TAX MAP #30-48-00-000E; GPIN #T06B-3264-4074 (#1801 LAKESIDE DRIVE)
- 10 - REF: D.B. 280 PG. 330  
D.B. 531 PG. 483  
D.B. 984 PG. 352  
D.B. 518 PG. 692  
P.B. 12 PG. 455  
P.B. 12 PG. 625  
UNRECORDED PLAT TITLED "PLAT OF THE PROPERTY OF EARNEST E. GREEN, JR. & SUSAN T. GREEN" BY DAVID CAMPBELL DATED NOVEMBER 5, 1991
- 11 - THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith 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 JOSEPH E. THORNTON AND PATRICIA M. THORNTON AT THE TIME OF THIS CONVEYANCE OR EXCHANGE
- 12 - THE CHESAPEAKE BAY RESOURCE PRESERVATION AREA LIMITS SHOWN ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2 OF THE YORK COUNTY CODE.
- 13 - THE LIMITS OF THE NATURAL RESOURCES AS SHOWN HEREON 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 CHESAPEAKE BAY PRESERVATION AREAS (CBPA).
- 14 - THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
- 15 - 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.

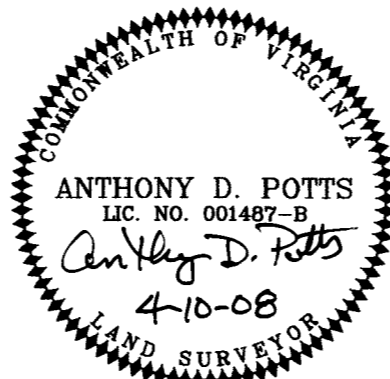
LEGEND

- IPF ● IRON PIPE FOUND
- RBS ○ REBAR SET
- RBF ● REBAR FOUND
- CMF ◆ CONC. MONUMENT FOUND
- ⊕ POWER POLE
- EX. TREE
- CLEAN OUT
- SANITARY MH
- WATER METER
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- NEW PROPERTY LINE
- EX. EASEMENT
- FLOOD ZONE
- RESOURCE PROTECTION AREA
- 20' 10' DRAINAGE EASEMENTS HEREBY DEDICATED TO THE COUNTY OF YORK

UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.  
SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

JOSEPH-THORNTON-PAR-A.DWG  
JOB NO. 07-260  
FB. 903, 907



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS: TAX MAP # 30-95-00-000A IS IN THE NAME OF JOSEPH E. THORNTON AND PATRICIA M. THORNTON, HUSBAND AND WIFE, AND WAS ACQUIRED FROM EDNA V. BARRACK, WIDOW, BY DEED DATED SEPTEMBER 26, 1988 AND DULY RECORDED IN DEED BOOK 531, PAGE 483, TAX MAP # 30-48-00-000E IS IN THE NAME OF EARNEST E. GREEN, JR. AND SUSAN T. GREEN, HUSBAND AND WIFE, AND WAS ACQUIRED FROM RUTH LOUISE GREEN BY DEED DATED MAY 28, 1988 AND DULY RECORDED IN DEED BOOK 518 PAGE 692. THESE DEEDS ARE RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2010.

BY: Anthony D. Potts 4-10-08  
ANTHONY D. POTTS, L.S. DATE

COMPILED PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF J.E. & P.M. THORNTON AND E.E. GREEN, JR. & S.T. GREEN GRAFTON DISTRICT YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.  
11524 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601  
PHONE: (757) 595-4610

0' 50' 100' 150'

SHEET 1 OF 3  
SCALE: 1"=50'

AREA OF LOTS .....4.8703 Ac.  
AREA OF "COMMON AREA" .....0.0000 Ac.  
AREA OF DEDICATED R/W .....0.0000 Ac.  
TOTAL AREA .....4.8703 Ac.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Al. Maddalena  
PLAT APPROVING AGENT

DATE: 3/26/10

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 26th DAY OF March, 2010. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 100004931.

TESTE: Lynn S. Mendibax  
CLERK  
BY: Gracie S. Higgins, Jr.  
DEPUTY CLERK