

VICINITY MAP SCALE: 1" = 2000'

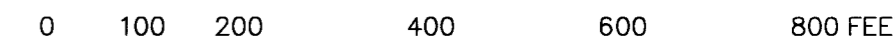
LEGEND:

- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- (N37°33'59"W) (692.21') DENOTES PROPERTY LINE HEREBY VOIDED.
- RMA** DENOTES RESOURCE MANAGEMENT AREA
- DENOTES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS

PROPERTY LINE VACATION OF THE PROPERTIES OF YORK PROPERTIES, L.L.C.

NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
JULY 12, 2010

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



SCALE: 1" = 200'

SHEET 1 OF 2

THE VACATION OF PROPERTY LINES HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

YORK PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY
BY: **ROBERT G. DEAN, PRESIDENT**

BY: [Signature] DATE: 8/19/10
ROBERT G. DEAN, PRESIDENT

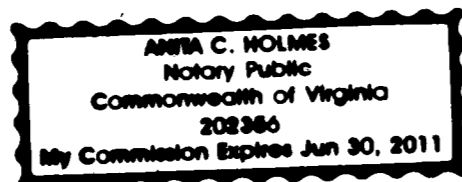
STATE OF VIRGINIA, COUNTY OR CITY OF York, TO WIT:

I, Anna Holmes, 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 19 DAY OF August, 2010

[Signature]
NOTARY PUBLIC REGISTRATION NO. 202386

MY COMMISSION EXPIRES: June 30, 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 SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

TAX PARCEL 24-00-00-257A

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF PROPERTY LINE VACATION IS IN THE NAME OF YORK PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM ROBERT O. ELEY AND SANDRA E. HICKS, TRUSTEES OF THE ELEY LIVING TRUST BY DEED DATED OCTOBER 31, 2005 AND RECORDED AS INSTRUMENT NUMBER 050029549 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCELS 24-62-00-000A & 24-00-00-205

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF PROPERTY LINE VACATION IS IN THE NAME OF YORK PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM ROBERT G. DEAN BY DEED DATED AUGUST 9, 2010 AND RECORDED AS INSTRUMENT NUMBER 100012808 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 DECEMBER 31, 2010.

SIGNED: [Signature] DATE: 8/18/2010
C.E. NEWBAKER, III L.S.# 1380



NOTES:

1. PROPERTY IS IN A RESOURCE MANAGEMENT AREA.
2. PROPERTY IS ZONED IG, (GENERAL INDUSTRIAL).
3. IG MINIMUM LOT REQUIREMENTS:
MINIMUM AREA = 30,000 S.F.
MINIMUM LOT WIDTH = 125'
FRONT YARD SETBACK = 50'
SIDE YARD SETBACK = 15'
REAR YARD SETBACK = 15'
MAX. BUILDING HEIGHT = 75'
4. THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA, COMM. NO. 51199C0205C & 51199C0215C DATED JUNE 16, 2009.
5. DELINEATION OF WETLANDS BY ROTH ENVIRONMENTAL, LLC WERE CONFIRMED BY ARMY CORPS OF ENGINEERS, (DELINEATION NAO-2003-01908, CHISMAN CREEK), BY LETTER DATED OCTOBER 22, 2009.
6. THE NATURAL RESOURCES INVENTORY ON THE SUBJECT PROPERTY WAS FIELD VERIFIED AND APPROVED BY LETTER FROM YORK COUNTY DATED DECEMBER 2, 2009. THIS ASSESSMENT IS VALID UNTIL DECEMBER 2, 2014.
7. PROPERTIES CONTAINED WITHIN THIS PROPERTY LINE VACATION ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
8. WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
9. SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
10. 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.

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.

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.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] DATE: 8/23/10
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 23rd DAY OF Aug, 2010, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 100013782.

TESTE: Lynn S. MENDIBUR 2:40 pm
CLERK
BY: Valerie Lynn Robblein D.C.

PROPERTY IS TAX PARCEL NUMBER:
24-62-00-000A; GPIN: S08A-0172-3054
24-00-00-205; GPIN: R08D-4507-2065
24-00-00-257A; GPIN: S08A-0449-3481