



VICINITY MAP

1"=2000'

ADC PERMITTED USE NO. 20605142

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT 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 SUBDIVISION PLAT IS AS FOLLOWS:

TAX MAP NOS. 30-00-00-078A, 25R-01-000A-000A, 25R-01-000A-000B AND, 25R-01-000A-000C

ARE IN THE NAME OF JAMES D. McCREERY AND JOHN L. McCREERY AND WAS ACQUIRED FROM JAMES W. McCREERY BY LAST WILL AND TESTAMENT OF JAMES W. McCREERY DATED 2/16/2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN INST. NO. WF00000007276-02.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 30, 2014.

DATE: 8/5/14 STEPHEN A. ROMEO, L.S. LIC. NO. 1448-B

GENERAL NOTES

- CURRENT OWNER: JAMES D. McCREERY AND JOHN L. McCREERY.
- THIS PROPERTY IS ZONED RR (RURAL RESIDENTIAL). MINIMUM YARD REQUIREMENTS:
FRONT: 50'
SIDE: 20'
REAR: 50'
- MERIDIAN IS BASED UPON YORK COUNTY DATUM REFERENCE MONUMENT NO. 090. COORDINATES FOR MON. 090 IN U.S. SURVEY FEET:
(NORTHING) 3591731.987
(EASTING) 12083574.733
ELEV. =9.90
- SEWER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
- WATER: EACH LOT WITHIN THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.
- LIMITS OF WETLANDS DELINEATED BY VANASSE HANGEN AND BRUSTLIN DURING FEBRUARY 2008 AND CONFIRMED BY THE UNITED STATES ARMY CORPS OF ENGINEERS NUMBER NOA-2008-00741 DATED JUNE 11, 2008. ALL FUTURE 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.

OWNER'S CONSENT
JAMES D. McCREERY AND JOHN L. McCREERY
FOR: GPIN U07C-0245-0051, T07D-4825-0738, T07D-4865-0273, AND T06B-4907-4808

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

James D. McCreery BY: John L. McCreery DATE: 8/5/14
SIGNATURE DATE SIGNATURE DATE
BY: JAMES D. McCREERY OWNER JOHN L. McCREERY OWNER
NAME PRINTED TITLE NAME PRINTED TITLE
Virginia E. McCreery BY: Ruth S. McCreery DATE: 8/5/2014
SIGNATURE DATE SIGNATURE DATE
BY: VIRGINIA E. McCREERY SPOUSE RUTH S. McCREERY SPOUSE
NAME PRINTED TITLE NAME PRINTED TITLE

CERTIFICATE OF NOTARIZATION

STATE OF: Virginia
CITY/COUNTY OF: York

THE FOREGOING DOCUMENT WAS EXECUTED AND ACKNOWLEDGED BEFORE ME BY JAMES D. McCREERY, VIRGINIA E. McCREERY, JOHN L. McCREERY, AND RUTH S. McCREERY, WHO PRODUCED PROOF OF IDENTITY OR WHO IS/ARE KNOWN BY ME, ON THIS 5th DAY OF August, 2014

Mustafa M. Almaguez
NOTARY PUBLIC

PRINTED NAME: MUSTAFA M. ALMAGUEZ
LICENSE#: 176762
MY COMMISSION EXPIRES: JAN 31, 2017



BOUNDARY LINE ADJUSTMENT
OF THE PROPERTY OF
JAMES D. McCREERY &
JOHN L. McCREERY,
HEIRS OF
JAMES W. McCREERY, DECEASED

GRAFTON DISTRICT, YORK COUNTY, VIRGINIA
DATE: 2/7/14
SHEET 1 OF 2



Vanasse Hangen Brustlin, Inc.
Transportation Land Development Environmental Services
351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
(757) 220-0500 • FAX (757) 220-8544

LEGEND

- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CMF CONCRETE MONUMENT FOUND
- IRS IRON ROD SET
- 100' RPA RESOURCE PROTECTION AREA
- LIMITS OF WETLANDS
- APPROX. FLOOD ZONE LIMITS
- APPROX. LIMITS OF MEAN LOW WATER
- VS APPROX. VACUUM SEWER
- W APPROX. WATER

AREA TABULATION

EXISTING PARCELS	
TAX MAP NO. 30-00-00-078A	18.20± AC.
TAX MAP NO. 25R-01-000A-000A	0.2357 AC.
TAX MAP NO. 25R-01-000A-000B	0.2357 AC.
TAX MAP NO. 25R-01-000A-000C	0.2357 AC.
TOTAL AREA=	18.91± AC.
CONSOLIDATED PARCELS	
PARCEL A	
FROM TAX MAP NO. 30-00-00-078A	5.7594 AC.
FROM TAX MAP NO. 25R-01-000A-000A	0.2357 AC.
TOTAL PARCEL A=	5.9951 AC.
PARCEL B	
FROM TAX MAP NO. 30-00-00-078A	9.31± AC.
FROM TAX MAP NO. 25R-01-000A-000B	0.2357 AC.
TOTAL PARCEL B=	9.56± AC.
PARCEL C	
FROM TAX MAP NO. 30-00-00-078A	3.1255 AC.
FROM TAX MAP NO. 25R-01-000A-000C	0.2357 AC.
TOTAL PARCEL C=	3.3612 AC.
TOTAL PARCEL A, B, AND C=	18.91± AC.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Kristen N. Nelson
PLAT APPROVING AGENT
DATE: 8/15/14
STATE OF VIRGINIA, COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 15th DAY OF Sept. 2014; THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. L.R. 1448-15C-24
TESTE: Kristen N. Nelson
CLERK
BY: Kristen N. Nelson