

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. WF0000007276-02.

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

X 4/14 DATE: 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.
- 5. 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

VIRGINIA E. McCREERY

The same of the same

WAY ST

NAME PRINTED

STEPHEN A. ROMEO

Lic. No. 1448-B

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

SIGNATURE BY: ONNEL JOHN L. McCREERY JAMES D. McCREERY OWNER NAME PRINTED NAME PRINTED TITLE B(5/2014)
DATE SIGNATURE SPSUSE SPOWE

> CERTIFICATE OF NOTARIZATION X1.201Not CITY/COUNTY OF:__

TITLE

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 _______ DAY OF ________

PRINTED NAME MICHAEL M MEGUIZE LICENSE#: 176762

RUTH S. McCREERY

NAME PRINTED

MY COMMISSION EXPIRES: JAN. 31, 2217



7. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIFLD SURVEY PERFORMED BY VHB. INC. DURING JULY 2013. AND FROM DEEDS AND PLANS OF RECORD.

- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND SURVEY PERFORMED BY VHB, INC. DURING JULY
- 9. THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN ZONES "X (SHADED)", AND "AE (7.7)", ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR YORK COUNTY. VIRGINIA. MAP NUMBER 51199C0220C EFFECTIVE DATE JUNE 16. 2009. FLOOD ZONE BOUNDARIES SHOWN ARE APPROXIMATE.
- 10. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
- 11. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 JAMES D. McCREERY AND JOHN L. McCREERY AT THE TIME OF THIS CONVEYANCE.
- 12. NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED, OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE YORK COUNTY ZONING ORDINANCE
- 13. THE PARCELS INCLUDED IN THIS BOUNDARY LINE ADJUSTMENT WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

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



TITLE

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

LEGEND

	IRON ROD FOUND
——⊕— IPF	IRON PIPE FOUND
CMF	CONCRETE MONUMENT FOUND
	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
	APPROX WATER

AREA TABULATION

EXISTING PARCELS	
TAX MAP NO. 30-00-00-078A TAX MAP NO. 25R-01-000A-000A TAX MAP NO. 25R-01-000A-000B TAX MAP NO. 25R-01-000A-000C	18.20± AC. 0.2357 AC. 0.2357 AC. 0.2357 AC.
TOTAL AREA=	18.91± AC.
CONSOLIDATED PARCELS	:
PARCEL A FROM TAX MAP NO. 30-00-00-078A FROM TAX MAP NO. 25R-01-000A-000A	5.7594 AC. 0.2357 AC.
TOTAL PARCEL A=	5.9951 AC.
PARCEL B FROM TAX MAP NO. 30-00-00-078A FROM TAX MAP NO. 25R-01-000A-000B	9.31± AC. 0.2357 AC.
TOTAL PARCEL B=	9.56± AC.
PARCEL C FROM TAX MAP NO. 30-00-00-078A FROM TAX MAP NO. 25R-01-000A-000C	3.1255 AC. 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: 11. Mindalina	-
PLAT APPROVING AGENT	
DATE:	
STATE OF VIRGINIA, COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COUNTY OF YORK—POQUOSON THE LAW DIRECTS ADMITTED TO RECORD AS THE LAW DIRECTS	TED AND
INSTRUMENT NO. L.R. KLICC 15,6 34	· ·
TESTE: Kristen Nielson	
BY Ladre Halt De	•