

### YORK COUNTY SURVEY MONUMENT

STA. NO. 044 E: 12,049,008.377 N: 3,613,559.739 (US SURVEY FT) ELEV: 73.10' (NGVD 1929)



PLAT INSTRUMENT # 160023616

#### OWNER'S CONSENT

THE VACATION OF PROPERTY LINES AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OLIVET MEDICAL MINISTRY, INC., A VIRGINIA CORPORATION.

**SIGNATURE** 

NAME PRINTED

TITLE PRINTED

CAROL SALE **NOTARY STATEMENT FOR:** NAME PRINTED STATE OF VIRGINIA COUNTY OF YORK

TO WIT:

LINDA F. VERGAKIS , A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 22 DAY OF DECEMBER , 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES ALG. 31, 2018

REGISTRATION NO. 7623437

# NOTES:

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2. THIS PLAT REPRESENTS A CURRENT FIELD SURVEY OF THE PROPERTIES SHOWN HEREON.
- 3. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0106D, DATED JANUARY 16, 2015.
- 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
- 5. UNDERGROUND UTILITIES WERE NOT LOCATED.
- 6. MINIMUM BUILDING SETBACKS FOR GB (GENERAL BUSINESS DISTRICT):

FRONT: 45' SIDE YARD: 10'

REAR: 10'

MINIMUM LOT SIZE: 20,000 S.F.

MINIMUM LOT WIDTH: 100'

MAXIMUM BUILDING HEIGHT: 50'

#### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT IS OWNED BY OLIVET MEDICAL MINISTRY, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM:

WILLIAM M. WASHINGTON, JR., TRUSTEE, SUCCESSOR IN TRUST TO ELOISE WASHINGTON, TRUSTEE, BY DEED DATED FEBRUARY 7, 2002 AND DULY RECORDED AS INST. #020002147 ON FEBRUARY 11, 2002.

JOHN S. GEORGHIOU & ANTONIA P. GEORGHIOU, HUSBAND AND WIFE, BY DEED DATED JUNE 7, 2016 AND DULY RECORDED AS INST. #160011304 ON JULY 13, 2016.

PARCEL "C": JOHN F. HERZBERG & ANNA M. HERZBERG, HUSBAND AND WIFE, BY DEED DATED JUNE 6, 2016 AND DULY RECORDED AS INST. #160011303 ON JULY 13, 2016.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA.

PETER FARRELL, L.S.

LAND SURVEYOR NO. 2036

PETER FARRELL

CURVE RADIUS ARC CHORD CHORD BEARING DELTA OLD WILLIAMSBURG ROAD 1161.46' 172.47' 172.31' N 77°07'44" E 8°30'29" S.R. 238 (VARIABLE WIDTH R/W) EXISTING N 85°21'06" E 191.93' YORK COUNTY 10' RESTRICTED ACCESS S 88°41'13" E EASEMENT -39.99 P.B. 12, PG. 187 PARCEL 'A' EXISTING EXISTING -YORK COUNTY 20' EXISTING BUILDING EXISTING PARKING LOT IRS D.B. 634, PG. 349 YORK COUNTY 20' UTILITY EASEMENT D.B. 634, PG. 349 (S 83°46'19" E) (S 88°04'24" E 146.38')→ (90.00') EXISTING YORK COUNTY (S 81°28'25" E) 07.58'53' VARIABLE WIDTH EXISTING PROPERTY LINES (37.22')UTILITY EASEMENT PARKING INST. #050028725 HEREBY VOIDED LOT (S 08°19'46" W) (60.00')-PARCEL PROPERTY LINES (S 83°46'19" DWIGHT A. TOMS HEREBY VOIDED Q (89.99') INST. #000000354 0 P.B. 12 PG. 187 Õ TAX MAP #17-14-01-001 DOGWC <u>PARCEL 'B'</u> GPIN: M11b-3740-3333 ZONING: R13 EXISTING 12' PRIVATE R/W-D.B. 75, PG. 168 #010021797 --- N 85°23′03″ W 175.49′ IPF HAROLD S. HOLLOWAY N 01°08'56" E "CEMETERY" INST. #120010780 OWNER UNKNOWN 49.00'-TAX MAP #17-00-00-039 TAX MAP #17-00-00-037E GPIN: M11b-3816-2943 GPIN: M11b-3965-3153 138.47' IRS ZONING: R13 IPF - N 86°51'04" W ZONING: R13 JAMES M. BURKE ESTATE D.B. 129, PG. 291 TAX MAP #17-00-00-038A JAMES M. BURKE ESTATE GPIN: M11b-4090-3105 W.B. 48, PG. 624 ZONING: R13 IPF = IRON PIPE FOUND IRF = IRON ROD FOUND TAX MAP #17-00-00-038C GPIN: M11b-4191-3097 IRS = IRON ROD SET ZONING: R13

# PROPERTY LINE VACATION PLAT OF THE PROPERTIES OF OLIVET MEDICAL MINISTRY, INC.

YORKTOWN DISTRICT, YORK COUNTY, VIRGINIA

DATE: 12/22/2016

SCALE: 1"=50'

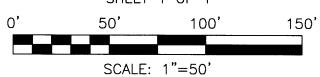
JOB # 14-302

# Land Tech Resources, Inc.

Engineering & Surveying Consultants 3925 Midlands Road, Williamsburg, Virginia 23188 Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 1



## PARCEL 'A'

TAX MAP # 17-00-00-037A GPIN: M11b-4112-3486 ZONING: GB: GENERAL BUSINESS 1620 OLD WILLIAMSBURG ROAD

#### PARCEL 'B'

TAX MAP # 17-00-00-037D GPIN: M11b-4077-3291 ZONING: GB: GENERAL BUSINESS 114 DOGWOOD ROAD

## PARCEL 'C'

TAX MAP # 17-00-00-037B GPIN: M11b-4198-3378 ZONING: GB: GENERAL BUSINESS 110 DOGWOOD ROAD

#### UTILITIES:

WATER: PROPERTIES ARE SERVED BY PUBLIC WATER PROVIDED BY CITY OF NEWPORT NEWS.

SEWER: PROPERTIES ARE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

## AREA CALCULATIONS

	FORMER AREA	NEW AREA
PARCEL 'A'	61,782 S.F. 1.418 AC.	126,769 S.F. 2.910 AC.
PARCEL 'B'	59,591 S.F. 1.368 AC.	0 S.F. 0 AC.
PARCEL 'C'	5,396 S.F. 0.124 AC.	0 S.F. 0 AC.
TOTAL SUBDIVIDED AREA	126,769 S.F.	

**APPROVED:** 

YORK COUNTY BOARD OF SUPERVISORS

PLAT APPROVING AGENT

DATE: DECEMBER 27, 2016

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 27th DAY OF December 2016. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 160023616

Kristen N. Nelson

LANDTECH RESOURCES, INC.