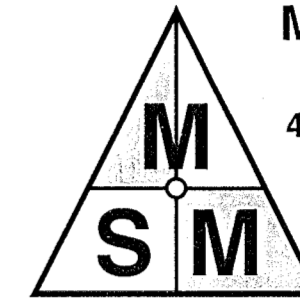


**BOUNDARY LINE VACATION PLAT OF**  
 LOTS 65D AND 65C  
 PLAT OF C. LEAR PONTON SHOWING  
**LOT 65CD**  
 GRAFTON MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 DATE: MARCH 1, 2018 SCALE: 1"=30'  
 PROJECT NUMBER: 15-082  
 SHEET 1 OF 2

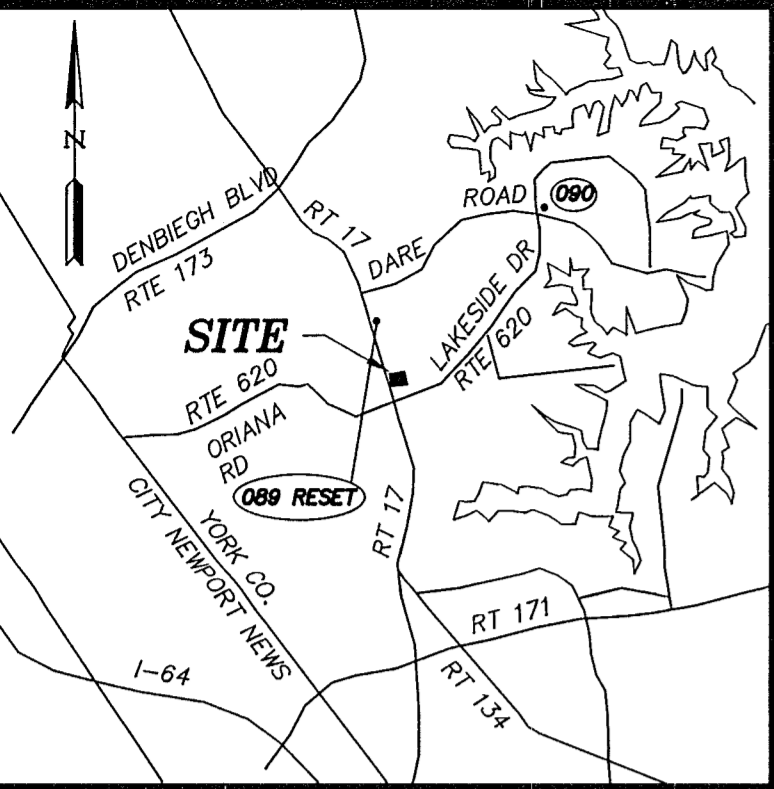


**MICHAEL SURVEYING & MAPPING, P.C.**  
 41 OLD OYSTER POINT ROAD  
 SUITE B  
 NEWPORT NEWS, VA. 23602  
 TEL 757.873.1762  
 FAX 757.873.1772

COUNTY OF YORK GEODETIC MONUMENTS

089-RESET  
 N 3587856.90  
 E 12078514.058  
 ELEV 56.06'

080  
 N 3591731.987  
 E 12083574.733  
 ELEV 9.90'



**VICINITY MAP**

SCALE: 1"=2000'

**OWNER'S CONSENT AND DEDICATION**

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

BY: [Signature] 4/18/18  
 YORK VETERINARY PROPERTIES LLC DATE  
Christa R. Waddinger Manager  
 PRINT NAME TITLE

**NOTARY**

I, FARESSA SLAUGHTER, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA 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 18th DAY OF APRIL, 2018.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES 4/30/2020.

FARESSA RENEE SLAUGHTER  
 NOTARY PUBLIC  
 Commonwealth of Virginia  
 Reg. #7703644  
 Commission Expires April 30, 2020

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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'.

**LOT 65D** (GPIN: S05b-2656-4686) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF YORK VETERINARY PROPERTIES LLC, AND WAS ACQUIRED FROM WILLIAM P. KNOX, III AND JOYCE P. KNOX, HUSBAND AND WIFE, AND WILLIAM P. KNOX, III AND JOYCE P. KNOX, TRUSTEES OF THE JOYCE P. KNOX LIVING TRUST, DATED MAY 12, 1997 AND THE WILLIAM P. KNOX LIVING TRUST, DATED MAY 12, 1997 BY DEED DATED JUNE 26, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JUNE 27, 2003 AS INSTRUMENT NUMBER 030019267.

**LOT 65C** (GPIN: S05b-2684-4606) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF YORK VETERINARY PROPERTIES LLC, AND WAS ACQUIRED FROM HELEN R. CREEL, WIDOW, AND FRANCES W. CREEL, WIDOW BY DEED DATED APRIL 10, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON APRIL 12, 2012 AS INSTRUMENT NUMBER 120006196.

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MARCH 1, 2019.

[Signature] 3/1/2018  
 PAUL W. MICHAEL, JR., L.S. DATE  
 VIRGINIA LAND SURVEYOR NO. 002438

**GENERAL NOTES**

- PROPERTY IS ALL OF:  

ADDRESS	TAX MAP NO.	GPIN NO.
4628 GEORGE WASHINGTON MEMORIAL HIGHWAY	29-00-00-065D	S05b-2656-4686
4622 GEORGE WASHINGTON MEMORIAL HIGHWAY	29-00-00-065C	S05b-2684-4606
- TOTAL AREA OF SUBDIVISION - 55,744 S.F.-1.280 AC.
- IMPROVEMENTS NOT SHOWN.
- THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON THIS PLAT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RECORD INFORMATION.
- A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA, MAP NUMBER 51199C0139D, DATED JANUARY 16, 2015.
- ALL PROPOSED DRAINAGE AND/OR UTILITY EASEMENTS ARE HEREBY CONVEYED TO THE COUNTY OF YORK, UNLESS OTHERWISE SHOWN.
- PROPERTY IS ZONED GB (GENERAL BUSINESS). THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 45' (FEET)  
 SIDE: 10' (FEET)  
 REAR: 10' (FEET)
- PROPERTY LIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
- PROPERTY IS WITHIN THE ROUTE 17 CORRIDOR OVERLAY DISTRICT.

**LEGEND**

- IPF ○ DENOTES IRON PIPE FOUND
- IRF ○ DENOTES IRON ROD FOUND
- CMF □ DENOTES CONCRETE MONUMENT FOUND
- VDH □ DENOTES VA DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
- IRS ● DENOTES IRON SET W/ CAP
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA
- — — — — EASEMENT
- — — — — PROPERTY LINE
- — — — — RPA
- — — — — BUILDING SET BACK
- — — — — PROPOSED EASEMENT

**UTILITY NOTES**

**WATER:**

EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

**SEWER:**

EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

**TABLE OF CONTENTS**

PAGE 1 - COVER & NOTES  
 PAGE 2 - PLAN VIEW

"18 APR 19 AM 10:34

**APPROVED**

**YORK COUNTY BOARD OF SUPERVISORS**

BY: [Signature], PLAT APPROVING AGENT

DATE: APRIL 18 2018

STATE OF VIRGINIA  
 COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 19 DAY OF April, 2018. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 180007091

TESTE: Kristen Nelson, CLERK  
 BY: Jessica McCann, DC