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VICINITY MAP SCALE: 1"= 2000'

**OWNER'S CONSENT AND DEDICATION**

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETOR'S, AND TRUSTEES. FOR TAX MAP PARCEL# 37-00-00-058

BY: Bill Austin DATE 3/28/18

BILL AUSTIN  
CFO / VP FOR RIVERSIDE HEALTHCARE ASSOCIATION INC.

**CERTIFICATE OF NOTARIZATION**

CITY NEWPORT NEWS  
STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

I, JOANNE M. VERHULST A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 28<sup>TH</sup> DAY OF MARCH, 2018

NOTARY PUBLIC Joanne M. Verhulst

NOTARY REGISTRATION NUMBER 176359

MY COMMISSION EXPIRES ON 6/30/20

**OWNER'S CONSENT AND DEDICATION**

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BY: Bill Austin DATE 3/28/18

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**GENERAL NOTES**

- OWNER AND REFERENCES:  
TAX MAP PARCEL# 37-00-00-058  
GPIN: S03b-4349-4277  
OWNER: RIVERSIDE HEALTHCARE ASSOCIATION INC.  
PARCEL ADDRESS: 300 HAMPTON HIGHWAY, YORK COUNTY, VIRGINIA 23693.  
ZONED: GB - GENERAL BUSINESS  
  
TAX MAP PARCEL# 37-00-00-049  
GPIN: S03b-3853-4124  
OWNER: RIVERSIDE HEALTHCARE ASSOCIATION INC.  
PARCEL ADDRESS: 2600 GEORGE WASHINGTON MEMORIAL HIGHWAY, YORK COUNTY, VIRGINIA 23693.  
ZONED: GB - GENERAL BUSINESS
- MINIMUM SETBACKS REQUIREMENTS FOR PROPERTY ZONED GENERAL BUSINESS PER SECTION 24.1-333 OF THE ZONING REQUIREMENTS FOR THE COUNTY OF YORK ARE:  
FRONT YARD (45')  
SIDE YARD (10')  
REAR YARD (10')
- THE PROPERTIES SHOWN LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.), PER FEMA FIRM COMMUNITY MAP NO. 51199C0152D, FOR THE COUNTY OF YORK, VIRGINIA REVISED JANUARY 16, 2015.
- THIS PLAT IS TAKEN FROM PLATS OF RECORD, FOUND GROUND EVIDENCE, AND A LIMITED LOCATION SURVEY PERFORMED MAY 2017 BY AES CONSULTING ENGINEERS. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND AS SUCH THESE PROPERTIES MAY BE SUBJECT TO EASEMENTS, COVENANTS AND SERVITUDES OF RECORD OTHER THAN THOSE SHOWN.
- 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.
- NO BUILDINGS WERE OBSERVED ON EITHER TAX MAP PARCEL AT THE TIME OF SURVEY.
- NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF SURVEY.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA.
- THE LIMITS OF THE RESOURCE MANAGEMENT AREA AND RESOURCE PROTECTION AREA AS SHOWN ON THIS PLAT ARE TAKEN FROM YORK COUNTY GIS.

**PARCEL AREA TABULATION**

FORMER AREA (PARCEL A)	330,050± SQ. FT. / 7.58± AC.
FORMER AREA (PARCEL C)	130,247± SQ. FT. / 2.99± AC.
NEW AREA (PARCEL A)	460,297± SQ. FT. / 10.57± AC.

**PROPERTY LINE VACATION AND EASEMENT DEDICATION OF THE PROPERTIES OF RIVERSIDE HEALTHCARE ASSOCIATION INC.**

BETHEL DISTRICT YORK COUNTY VIRGINIA

Date: 1-22-2018 Scale: NOTED Proj. No.: W10346-00 Contacts: PET/PCJ



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Hampton Roads | Central Virginia | Middle Peninsula

18 APR 28 PM 1:27

SHEET 1 OF 2

**SURVEYOR'S STATEMENT**

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 LANDS EMBRACED IN THIS PROPERTY LINE VACATION (TAX MAP 37-00-00-058 AND TAX MAP 37-00-00-049) ARE IN THE NAME OF RIVERSIDE HEALTHCARE ASSOCIATION INC. BOTH PARCELS WERE ACQUIRED FROM H.R. ASHE BY DEED DATED OCTOBER 20, 2006, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON OCTOBER 20, 2006 AS INSTRUMENT NO. 060025697.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2018.

Preston C. Judson 3/1/18  
PRESTON C. JUDSON, L.S. #003130 DATE



**UTILITY NOTES**

WATER:  
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

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

APPROVED:  
BY YORK COUNTY BOARD OF SUPERVISORS  
BY: Jason Kassel PLAT APPROVING AGENT  
DATE: APRIL 23, 2018

STATE OF VIRGINIA  
COUNTY OF YORK  
  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 23rd DAY OF April, 2018.  
  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 180007345.  
TESTE: Kristen N. Nelson CLERK 1:27 PM  
BY: Ausa Brogden, D.C.