

VICINITY MAP
SCALE: 1"=2000'

YORK COUNTY SURVEY MONUMENT
 STA. NO. 66
 E: 12,070,710.514 (US SURVEY FT)
 N: 3,600,855.609 (US SURVEY FT)
 ELEV: 58.14' (NGVD 1929)

OWNER'S CONSENT

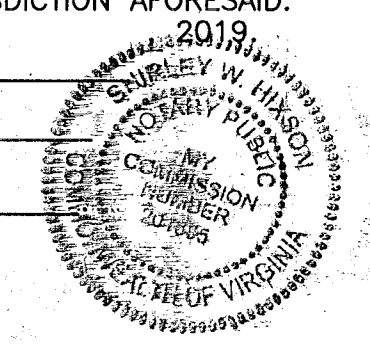
THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES.

ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA,
 A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA

BY: R. Anderson Moberg 13 MAY 19
 R. ANDERSON MOBERG, CHAIRMAN DATE

STATE OF VIRGINIA
 COUNTY OF York
 I, Shirley W. Huxson TO WIT: , 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 13th DAY OF May

Shirley W. Huxson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 6/30/2020
 REGISTRATION NO. 201895



THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

SURVEYOR'S CERTIFICATE

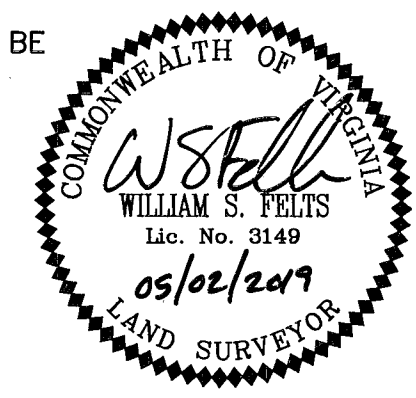
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION PLAT IS OWNED AS FOLLOWS: TAX MAP 24-87-00-000B IS IN THE NAME OF THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WAS ACQUIRED FROM TWO J'S, INC., A VIRGINIA CORPORATION, BY DEED DATED MAY 26, 2009 AND DULY RECORDED AS INSTR. #090010655.

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

I CERTIFY THAT THE IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 30, 2019.

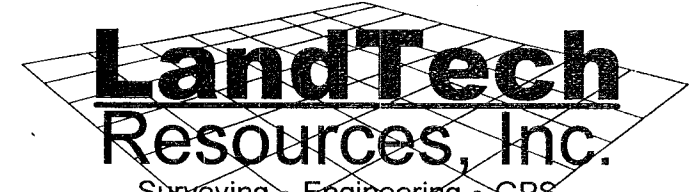
W. S. Felts DATE: 05/02/2019
 WILLIAM S. FELTS
 LAND SURVEYOR NO. 3149



**RESUBDIVISION OF PARCEL B
 STANDING IN THE NAME OF
 THE ECONOMIC DEVELOPMENT AUTHORITY
 OF YORK COUNTY, VIRGINIA**

BEING LOCATED IN THE
 NELSON MAGISTERIAL DISTRICT, YORK COUNTY, VIRGINIA

DATE: 05-02-2019 SCALE: N/A JOB # 18-421



3925 Midlands Road, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 3

TAX PARCEL NUMBER:
 #24-87-00-000B

GPIN NUMBER:
 R08C-1749-1283

ZONING:
 IG (GENERAL INDUSTRIAL)

UTILITIES:
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

AREA CALCULATIONS

PARCEL B1	93,228.8 S.F.	2.14 AC.
PARCEL B2	50,515.1 S.F.	1.16 AC.
PARCEL B3	41,507.2 S.F.	0.95 AC.
PARCEL B4	88,214.9 S.F.	2.03 AC.
TOTAL RESUBDIVIDED AREA	273,466.0 S.F.	6.28 AC.

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51199C0136D - EFFECTIVE MAP DATE OF JANUARY 16, 2015.
3. MINIMUM BUILDING SETBACKS (IG ZONING DISTRICT):
 FRONT: 50'
 SIDE YARD: 15'
 REAR: 15'
 MINIMUM LOT SIZE: 30,000 S.F.
 MINIMUM LOT WIDTH: 125'
 MAXIMUM BUILDING HEIGHT: 75'
4. NONE OF THE AREA CONTAINED IN THIS RESUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
5. WITHIN ALL SIGHT DISTANCE EASEMENTS, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS, PER THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
6. THIS SITE IS LOCATED IN A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINE IN SEC. 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
7. SIGHT EASEMENTS AT EACH STREET INTERSECTION AND AS SHOW ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES, OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL, OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

**APPROVED:
 YORK COUNTY BOARD OF SUPERVISORS**

BY: Brian Kassel
 PLAT APPROVING AGENT

DATE: JUNE 4, 2019

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 4th DAY OF June 2019. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 190008336

TESTE: KAREN N. NELSON CLERK

BY: Frank Boy CLERK