

VICINITY MAP SCALE: 1" = 1000'

FB DEC 13 2019

NOTES

- OWNERS AND REFERENCES:
305 BYPASS ROAD
SXCW PROPERTIES II, LLC
INSTRUMENT NO. 180023082
GPIN: D15b-2587-2545
TAX MAP NO.: 09A-02-00-0000
AREA: 2.407 ACRES - (104,837 SQ. FT.)
ZONED: GB

SXCW PROPERTIES II, LLC
INSTRUMENT NO. 180023082
GPIN: D15d-2721-2474
TAX MAP NO.: 09A-02-00-000E
AREA: 0.361 ACRE - (15,709 SQ. FT.)
ZONED: GB

SXCW PROPERTIES II, LLC
INSTRUMENT NO. 180023082
GPIN: D15d-2691-2302
TAX MAP NO.: 09A-01-00-013
AREA: 0.228 ACRE - (9,950 SQ. FT.)
ZONED: GB

SXCW PROPERTIES II, LLC
INSTRUMENT NO. 180023082
GPIN: D15d-2741-2299
TAX MAP NO.: 09A-01-00-014
AREA: 0.228 ACRE - (9,950 SQ. FT.)
ZONED: GB
- TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.035 ACRE
- TOTAL AREA: 3.224 ACRES
- THIS PROPERTY IS IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE NUMBER 51199C0040D, EFFECTIVE DATE 1-16-2015
- DATUM: HORIZONTAL - NAD 83
- WATER: PUBLIC (PROVIDED BY THE CITY OF WILLIAMSBURG)
- SEWER: PUBLIC (PROVIDED BY YORK COUNTY)
- PROPERTIES ARE ZONED GB (GENERAL BUSINESS DISTRICT)
FRONT YARD: 45'
SIDE YARD: 10'
REAR YARD: 10'
- NONE OF THE AREA CONTAINED IN THIS BOUNDARY LINE VACATION LIES WITHIN A CHESAPEAKE BAY PRESERVATION AREA.
- YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK, MONUMENT NO. 24
(N) 3632332.737
(E) 12001643.079
BM REF: FB 321/40 AND NGS GV5935
- THE RECORDATION OF THIS PLAT SHALL OPERATE 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 INCLUDES: (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, COMMUNICATION, AND GAS UTILITY FACILITIES.
- EXISTING PRIVATE SEPTIC SEWER SYSTEM(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE SEWER SYSTEM REGULATIONS AND YORK COUNTY CODE.
- EXISTING PRIVATE WELL(S) WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.



PLAT OF PROPERTY LINE VACATIONS, RIGHT-OF-WAY DEDICATION, AND EASEMENT DEDICATION ON THE PROPERTIES OWNED BY SXCW PROPERTIES II, LLC

BRUTON DISTRICT * YORK COUNTY, VA

DATE: OCTOBER 21, 2019 SCALE: 1" = 40'

JENNINGS STEPHENSON P.C. 10160 STAPLES MILL ROAD SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
FAX - 804-545-6259
J.N. 17-573

LAND SURVEYORS & PLANNERS

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS RIGHT-OF-WAY DEDICATION, EASEMENT DEDICATION, AND PROPERTY LINE VACATIONS PLAT IS AS FOLLOWS:

GPIN D15b-2587-2545, D15d-2721-2474, D15d-2691-2302 AND D15d-2741-2299 ARE IN THE NAME OF SXCW PROPERTIES II, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM SIMU, INC., A VIRGINIA CORPORATION BY DEED DATED DECEMBER 13, 2018 AND DULY RECORDED ON DECEMBER 20, 2018 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT NO. 180023082.

I CERTIFY THAT MONUMENTS AND IRON PINS OR NAILS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 1, 2019.

SIGNED: Ky Blaylock DATE: 10-21-19
KENNETH R. BLAYLOCK, JR., L.S.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Steve Brink DATE: 6 Nov 2019

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Jason Kassel DATE: DECEMBER 11, 2019
PLAT APPROVING AGENT

COMMONWEALTH OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA
THE 12th DAY OF December, 2019
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS
AS INSTRUMENT NO. 190020702

TESTE: Kristen N. Nelson
CLERK

BY: Christina Warner-Cox

OWNER'S CONSENT

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

SXCW PROPERTIES II, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

SIGNED: S. Nafisi DATE: 10/31/19
SAMI L. NAFISI, MANAGER

TRUSTEE'S CONSENT

SIGNED: Pamela J. Faber, Pres. DATE: 11/1/19
INDEPENDENT TRUSTEES, INC., A VIRGINIA CORPORATION - TRUSTEE
DEED OF TRUST DATED DECEMBER 20, 2018
RECORDED AS INSTRUMENT NO. 180023083

BENEFICIARY: ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA

NOTARY PUBLIC FOR OWNER:

COMMONWEALTH/STATE OF North Carolina
COUNTY/CITY OF Mecklenburg TO WIT:

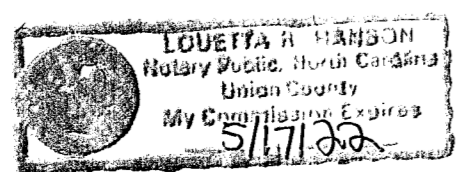
I, Louetta R. Hanson A NOTARY PUBLIC IN AND FOR THE
(PRINT NAME)

County Union COMMONWEALTH/STATE OF North Carolina

DO HEREBY CERTIFY THAT SAMI L. NAFISI, MANAGER WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF October, 2019

Louetta R. Hanson 5/17/22
NOTARY PUBLIC MY COMMISSION EXPIRES REGISTRATION NO.



NOTARY PUBLIC FOR TRUSTEE:

COMMONWEALTH/STATE OF Virginia
COUNTY/CITY OF VA Beach TO WIT:

I, Samantha Melton A NOTARY PUBLIC IN AND FOR THE
(PRINT NAME)

City VA Beach COMMONWEALTH/STATE OF Virginia

DO HEREBY CERTIFY THAT Pamela J. Faber, President of Independent Trustees, Inc. WHOSE NAME
(PRINT NAME) - TRUSTEE

IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF November, 2019

Sauville 3-31-22 7341342
NOTARY PUBLIC MY COMMISSION EXPIRES REGISTRATION NO.

