

VICINITY MAP
SCALE: 1"= 2000'

COUNTY OF YORK
CONTROL MONUMENT 121R
N= 3573597.490
E= 12080487.596
ELEV.=34.03 (NGVD 1929)

GENERAL NOTES

1. PROPERTIES ARE ZONED GB (GENERAL BUSINESS).
2. ZONING DISTRICT SETBACKS: FRONT: 45'
SIDE: 10'
REAR: 10'
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.
4. UNDERGROUND UTILITIES EXIST BUT ARE NOT SHOWN AS PART OF THIS SURVEY.
5. THIS PLAT IS BASED ON PREVIOUS FIELD SURVEYS BY AES CONSULTING ENGINEERS.
6. THE SUBJECT PROPERTIES LIE IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER F.I.R.M. NO. 51199C0152D, MAP REVISED DATE OF JANUARY 16, 2015.
7. PROPERTY ADDRESS: 120 BYRD LANE, 119 BYRD LANE, & 121 BYRD LANE
8. EXISTING PRIVATE WELL(S)/SEPTIC SEWER SYSTEM(S) WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HEALTH PRIVATE WELL/PRIVATE SEWER SYSTEM REGULATIONS AND REQUIREMENTS AND YORK COUNTY CODE.

PLAT OF LOT LINE EXTINGUISHMENT

PROPERTY OF
BFG SAGE YORKTOWN PROPCO, LLC

BETHEL DISTRICT YORK COUNTY VIRGINIA
Date: 03/03/21 Scale: N/A Proj. No.: W10423-03 Proj. Contacts: SJB/PET



SHEET 1 OF 2

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 OWNERS AND PROPRIETORS AND TRUSTEES, IF ANY

R. Kyle Bourne 4/22/21
DATE

BFG SAGE YORKTOWN PROPCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: R. KYLE BOURNE OR ROBERT A. BOURNE, EITHER OF WHOM MAY ACT
TITLE: AUTHORIZED REPRESENTATIVE

AREA TABULATION

GPIN: S03d-2755-2181	T.M.# 37F-03-00-000A1	24,362 S.F.±	0.5593 AC.±
GPIN: S03d-2634-2179	T.M.# 37F-03-00-000A	23,838 S.F.±	0.5472 AC.±
GPIN: S03d-2552-2250	T.M.# 36-00-00-010	351,055 S.F.±	8.0591 AC.±
TOTAL AREA LOT 2A (COMPUTED)		399,255 S.F.±	9.1656 AC.±

SURVEYOR'S STATEMENT

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'.

TAX MAP NO. 37F-03-00-000A1 GPIN: S03d-2755-2181

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF BFG SAGE YORKTOWN PROPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM BETTIE WEBB, BY INSTRUMENT NO. 210004017 RECORDED ON MARCH 1, 2021.

TAX MAP NO. 37F-03-00-000A GPIN: S03d-2634-2179

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF BFG SAGE YORKTOWN PROPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM MARY T. MILES, BY INSTRUMENT NO. 210004019 RECORDED ON MARCH 1, 2021

TAX MAP NO. 36-00-00-010 GPIN: S03d-2555-2250

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF SUBDIVISION IS IN THE NAME OF BFG SAGE YORKTOWN PROPCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM DOROTHY C. COOK, BY INSTRUMENT NO. 210004018 RECORDED ON MARCH 1, 2021

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: *MAY 10, 2021*

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF FLORIDA, COUNTY OF ORANGE,
TO-WIT:

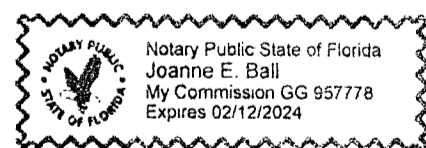
I, *Joanne E. Ball* A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS *22nd* DAY OF *April*, 2021.

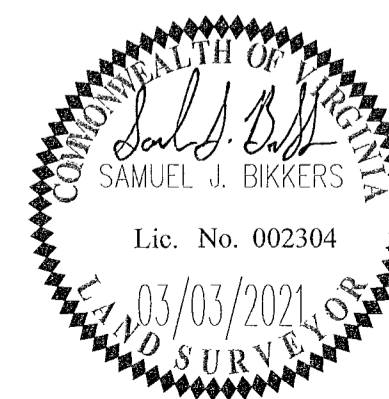
MY COMMISSION EXPIRES *2/12/24*

Joanne E. Ball
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: _____



Samuel J. Bickers 03/03/2021
SAMUEL J. BICKERS, L.S. #002304 DATE



STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE *11* DAY OF *May*, 2021

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. *210009336*

TESTE: *Kristen N. Nelson*, CLERK CLERK

BY: *Leah Thuy De*