

VICINITY MAP

SCALE: 1" = 2000'

OWNER'S CONSENT

THE VACATION OF PROPERTY LINES SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS:

Signature of Neil A. Morgan, County Administrator, dated 3/31/2022.

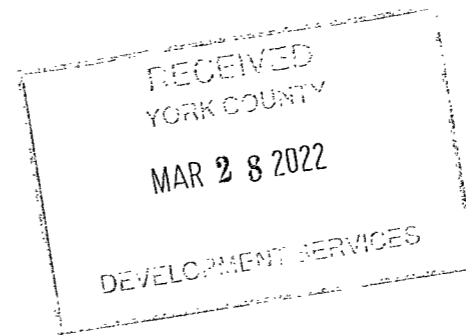
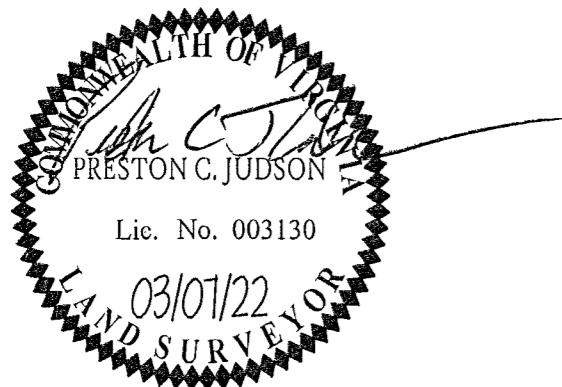
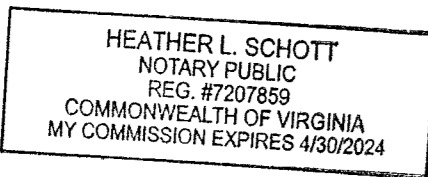
CERTIFICATE OF NOTARIZATION

Notarization by Heather L. Schott, Notary Public, for the County of York, Virginia.

GIVEN UNDER MY HAND THIS 31st DAY OF March 2022.

Notary Public signature and date: 3/31/2022.

NOTARY REGISTRATION NUMBER: 7207859



COMPOSITE PLAT SHOWING PROPERTY LINE VACATION BETWEEN THE PROPERTIES OF THE COUNTY OF YORK, VIRGINIA PARCEL'S A & B

Nelson District York County, VA

SHEET 1 OF 2

SURVEY NOTES:

- 1. THE PROPERTIES SHOWN ARE ZONED GB (GENERAL BUSINESS) FRONT YARD SETBACK: 45' SIDE YARD SETBACK: 10' REAR YARD SETBACK: 10'
2. THE GPIN NUMBERS FOR THE SUBJECT PROPERTIES ARE: GPIN: Q09d-3407-1087 AND GPIN: Q09d-3346-0743.
3. ADDRESS: 8500 GEORGE WASHINGTON MEMORIAL HIGHWAY, YORKTOWN, VA. 23692 (PARCEL A) AND 8428 GEORGE WASHINGTON MEMORIAL HIGHWAY, YORKTOWN, VA. 23692 (PARCEL B.)
4. SOURCE - PLAT BY HUGH C. DISCHINGER & ASSOCIATES, P.C., TITLED "BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF COUNTY OF YORK AND GEORGE J. KARIDES" AND RECORDED AUGUST 18, 1993, AT THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN PLAT BOOK 11, PAGE 641.
5. THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD INFORMATION AND DOES NOT REPRESENT A BOUNDARY SURVEY. PHYSICAL FEATURES WERE NOT LOCATED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT ARE NOT SHOWN HERE.
6. UTILITIES WERE NOT DESIGNATED OR LOCATED AS PART OF THIS SURVEY.
7. YORK COUNTY SURVEY REFERENCE MARK #058 (NAD83) NORTHING: 3601253.260 EASTING: 12067979.271 ELEVATION: 59.25' (NGVD29)
8. THIS COMPOSITE BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PRESTON C. JUDSON, L.S. ON OCTOBER 15, 2021 AND THIS PLAT MEETS MINIMUM ACCURACY STANDARDS.
9. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE (X) BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 51199C0128D EFFECTIVE JANUARY 16, 2015.
10. MATTERS PERTAINING TO ARCHAEOLOGICAL OR HISTORICAL FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
11. PROPERTY CORNERS SHOWN HEREON TAKEN FROM A TOPOGRAPHIC SURVEY FROM TIMMONS GROUP TITLED "TOPOGRAPHIC SURVEY SHOWING A PORTION OF YORK TOWN LIBRARY" AND DATED JUNE 6, 2018.
12. PROPERTY CORNERS SHOWN HEREON THAT ADJOIN GPIN: Q09D-3719-1381 ARE TAKEN FROM RECORD PLAT MAP BOOK 12, PAGE 513, TITLED "THE GROVE, SECTION TWO."
13. PROPERTY CORNERS SHOWN HEREON THAT ADJOIN GPIN: Q09d-3368-1325 ARE TAKEN FROM RECORD PLAT MAP BOOK 11, PAGE 641, TITLED "BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF COUNTY OF YORK AND GEORGE J. KARIDES."

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'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME(S) OF:

GPIN: Q09d-3407-1087; PARCEL A, IN PART; YORK COUNTY, VIRGINIA, A VIRGINIA POLITICAL SUBDIVISION, AND WAS ACQUIRED FROM UNITED VIRGINIA BANK, LUCY H. O'HARA AND JAMES M. O'HARA, CO-EXECUTORS AND CO-TRUSTEES UNDER THE WILL OF LESLIE R. O'HARA, BY DEED DATED MAY 20, 1982, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON IN DEED BOOK 364, PAGE 829.

PARCEL A, IN PART; BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA, AND WAS ACQUIRED FROM ROBERT G. SHEMATEK, JR. AND LYNN H. SHEMATEK, BY DEED DATED JULY 21, 1992, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INSTRUMENT # 920008492 (DEED BOOK 672, PAGE 725).

GPIN: Q09d-3346-0743; PARCEL B; COUNTY OF YORK VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WAS ACQUIRED FROM GJ I, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 20, 2015, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON AS INSTRUMENT #150002917.

Signature of Preston C. Judson, L.S. #003130, dated 3/7/22.

AREA TABLE

Table with 2 columns: Area Description and Area Value. Includes rows for Area Parcel A, Area Parcel B, and Total Area Parcel A-1.

APPROVED YORK COUNTY BOARD OF SUPERVISORS

Signature of Susan Kasal, PLAT APPROVING AGENT

DATE: MARCH 31, 2022

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THIS 1st DAY OF April, 2022. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS @ 8:56 AM, AS INSTRUMENT NO. 220005338

TESTE: Kristen N. Nelson CLERK BY: Kristi Kuhnley, DC

UTILITY NOTES

WATER: EACH LOT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS WATERWORKS.

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

DATE: 2/10/2022 J.N.: 41687.002 DRAWN BY: MJL CHECK BY: PCJ
THIS DRAWING PREPARED AT THE HAMPTON ROADS PENINSULA OFFICE 11832 Rock Landing Drive, Suite 306, Newport News, VA 23606 TEL: 757.782.3041 FAX: 757.340.1415 www.timmons.com
YOUR VISION ACHIEVED THROUGH OURS.
Site Development Residential Infrastructure Technology

TIMMONS GROUP