

VICINITY MAP  
SCALE 1"=2,000'

SUBDIVISION OF LOT 1  
OF THE SUBDIVISION OF THE PROPERTY  
OF RALPH R. NOVOA  
(PB 10 PG 268)

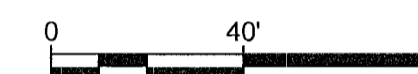
LANGLEY FEDERAL CREDIT UNION  
TAX MAP: 29-23-00-001 GPIN: S06C-2472-0495  
4822 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORK COUNTY, VIRGINIA  
GRAFTON DISTRICT

06/06/2022



**PENNONI ASSOCIATES INC.**

349 Southport Circle, Suite 100  
Virginia Beach, VA 23452  
T 757.497.7472 F 757.497.0250



NOTES:

- HORIZONTAL DATUM IS REFERENCED TO THE COUNTY OF YORK CONTROL NETWORK AND IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). CONTROL STATION HELD IS THE COUNTY OF YORK CONTROL DISK "089-RESET" ELEVATION=56.06' N: 3587856.90 E: 12076514.06 (GPS DERIVED).
- EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- THE SUBJECT PROPERTY FALLS PARTIALLY WITHIN 500' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY GIS MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA AT THE TIME OF PLAT RECORDATION.
- THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 CHESAPEAKE BAY PRESERVATION AREA ORDINANCE OF THE YORK COUNTY CODE.

LOT	AREA
1-A	94,263 SQ FT 2.164 AC
1-B	71,375 SQ FT 1.638 AC
<b>LOT 1 (TOTAL)</b>	<b>165,638 SQ FT 3.802 AC</b>

ZONING

GB: GENERAL BUSINESS

INFORMATION BELOW IS SITED FROM YORK COUNTY ZONING ORDINANCE

MINIMUM LOT AREA: 20,000 SQUARE FEET  
MINIMUM LOT WIDTH: 100 FEET  
MINIMUM BUILDING SETBACKS:  
FRONT YARD: 45 FEET  
REAR YARD: 10 FEET  
SIDE YARD: 10 FEET

FLOOD NOTE

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION PLAT FALLS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY- NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NUMBER 51199C0139D EFFECTIVE JANUARY 16, 2015.

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETORS AND TRUSTEES, IF ANY.

LANGLEY FEDERAL CREDIT UNION

BY: Rick Shook DATE: 6-8-2022  
RICK SHOOK  
AGENT - LANGLEY FEDERAL CREDIT UNION

NOTARY'S NOTE

STATE OF VIRGINIA  
COUNTY OF YORK, TO WIT:

I, Lahnie Reilly, A NOTARY PUBLIC, IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 8 DAY OF June, 2022

MY COMMISSION EXPIRES: 2/26/24

NOTARY PUBLIC: Lahnie Reilly  
REGISTRATION NUMBER & SEAL:

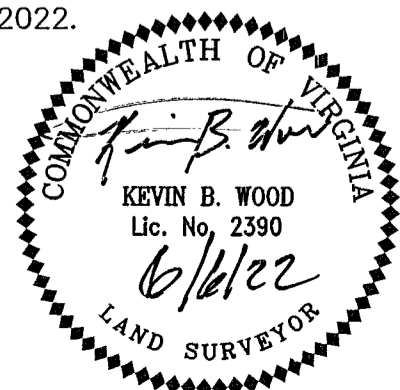


SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IDENTIFIED AS LOT 1 IS IN THE NAME OF LANGLEY FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION ORGANIZED AND EXISTING PURSUANT TO THE FEDERAL CREDIT UNION ACT, AND WAS ACQUIRED FROM RALPH R. NOVOA AND MARIA CARMEN NOVOA, HIS WIFE, BY DEED DATED AUGUST 8, 1986 AND RECORDED ON AUGUST 14, 1986 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA IN DEED BOOK 450 PAGE 318.

SURVEYOR'S CERTIFICATION

I, KEVIN B. WOOD, A LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME, THE UNDERSIGNED, AT THE DIRECTION OF THE OWNER, AND THAT THIS SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF LAND COVERED BY DEED DESCRIBED IN SOURCE OF TITLE. 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'. I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WERE SET ON OR BEFORE 06/06/2022.



EASEMENT CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	7.17'	082°25'20"	10.32'	6.28	9.45'	N 78°40'04" W

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 72°39'26" E	5.00'	L16	S 16°49'12" E	72.26'
L2	S 17°12'19" E	114.17'	L17	S 73°10'48" W	21.00'
L3	S 10°20'47" W	35.26'	L18	N 16°49'12" W	72.26'
L4	S 34°00'01" E	7.64'	L19	N 73°15'36" E	38.50'
L5	S 55°59'59" W	5.00'	L20	S 16°44'24" E	72.01'
L6	N 34°00'01" W	9.68'	L21	S 73°15'36" W	38.50'
L7	N 10°20'47" E	36.08'	L22	N 16°44'24" W	72.01'
L8	N 17°12'19" W	112.93'	L23	N 73°45'34" E	21.00'
L9	N 72°39'26" E	11.14'	L24	S 16°14'26" E	139.00'
L10	S 43°32'20" E	26.35'	L25	S 77°27'34" W	12.65'
L11	S 39°01'10" E	42.55'	L26	N 16°14'26" W	133.81'
L12	S 17°20'34" E	27.07'	L28	N 72°39'26" E	445.00'
L13	N 39°01'10" W	67.31'	L30	S 72°39'26" W	445.00'
L14	N 43°32'20" W	30.87'			
L15	N 73°10'48" E	21.00'			

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

Suzan Kassel  
PLAT APPROVING AGENT  
DATE June 9, 2022

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE  
CIRCUIT COURT FOR THE COUNTY OF  
YORK-POQUOSON, VIRGINIA,  
THIS 10<sup>th</sup> DAY OF  
June, 2022,

THIS PLAT WAS PRESENTED AND  
ADMITTED TO RECORD AS THE LAW  
DIRECTS AS INSTRUMENT NUMBER  
202209999  
TESTE: Kristen N. Iverson  
BY: Kevin B. Wood