

- STREET INDEX**
- 1 GEORGE WASHINGTON MEMORIAL HWY (U.S. ROUTE 17)
 - 2 COVENTRY BLVD
 - 3 COMMONWEALTH DRIVE (S.R. 1839)
 - 4 TABB LAKES DR.
 - 5 PEACHTREE LN
 - 6 PRODUCTION DR
 - 7 SHAMROCK AVE.
 - 8 VICTORY BLVD (S.R. 171)
 - 9 VILLAGE AVE.
 - 10 TRISTEN DR.
 - 11 HAMPTON HWY (S.R. 134)
 - 12 BRIDGE WOOD DR
 - 13 KEENER WAY
 - 14 INTERSTATE 64

VICINITY MAP
SCALE: 1"=2,000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- (129) - COORDINATES—U.S. SURVEY FEET—
12,078,902.396(E), 3,568,920.929(N)
ELEVATION (NGVD 1929) - 36.00'
ELEVATION (NAVD 1988) - 34.95'
- (120) - COORDINATES—U.S. SURVEY FEET—
12,078,735.772(E), 3,572,959.931(N)
ELEVATION (NGVD 1929) - 33.11'
ELEVATION (NAVD 1988) - 32.06'

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 IF ANY.

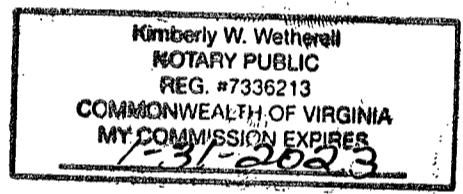
[Signature]
JOHN J. MCDONALD
DATE: 10/18/22
[Signature] President: 10/20/22
TERRY WRENN-DOUGHERTY, PRESIDENT
BEST POOLS, SPAS & SERVICE CO., INC.

NOTARY PUBLIC FOR
JOHN J. MCDONALD
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Judith Ann Key, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 18th DAY OF October, 2022.

[Signature]
JUDITH ANN KEY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REG. #202104
NOTARY PUBLIC REGISTRATION NO. _____
MY COMMISSION EXPIRES: 10/31/2022

NOTARY PUBLIC FOR
TERRY WRENN-DOUGHERTY
STATE OF Virginia
COUNTY/CITY OF Newport News TO WIT:
I, Kimberly W. Wetherell, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 20th DAY OF October, 2022.

[Signature]
KIMBERLY W. WETHERELL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REG. #7336213
NOTARY PUBLIC REGISTRATION NO. 7336213
MY COMMISSION EXPIRES: 1-31-2023



SURVEYOR'S CERTIFICATION

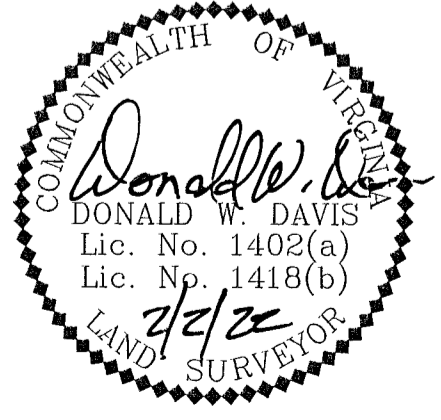
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAME OF:

GPIN #: S02b-4026-4043 (PARCEL 'C-1')
JOHN J. MCDONALD AND WAS ACQUIRED FROM COWLES M. SPENCER, SR. AND JOHN MCDONALD, ALSO KNOWN AS JOHN J. MCDONALD BY DEED DATED MAY 1, 2012 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON JUNE 8, 2012 AS INSTRUMENT #120009554.

GPIN #: S02b-4186-4095: (PARCEL '24A')
BEST POOLS, SPAS & SERVICE CO., INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM CARLOS H. PHIPPS BY DEED DATED NOVEMBER 13, 2002 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON MARCH 13, 2003 AS INSTRUMENT #030006341.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 2, 2022.

[Signature]
DONALD W. DAVIS, L.S.
DATE: 2/2/22



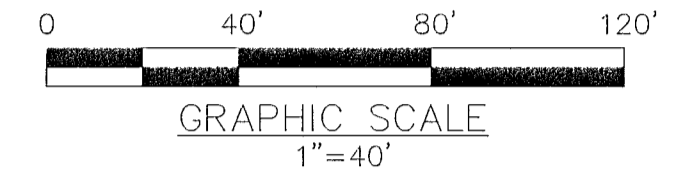
NOTES

1. THE PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER: 51199C0152D, REVISED DATE: JANUARY 16, 2015
2. THE PROPERTIES SHOWN HEREON ARE ZONED: GB (GENERAL BUSINESS DISTRICT) THE MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 45' (FEET)
SIDE: 10' (FEET)
REAR 10' (FEET)
MINIMUM LOT SIZE: 1.50 ACRES (PRIVATE SEWER / PUBLIC WATER)
MINIMUM LOT WIDTH: 100' (FEET)
MAXIMUM BUILDING HEIGHT: 50' (FEET)
3. PROPERTIES SHOWN HEREON IDENTIFIED AS GPINS:
S02b-4026-4043 & S02b-4186-4095
4. PROPERTY ADDRESSES: #1610 & 1624 GEORGE WASHINGTON MEMORIAL HWY.
5. PROPERTIES SHOWN HEREON PROVIDED WITH PUBLIC WATER BY THE CITY OF NEWPORT NEWS (WATERWORKS)
6. PROPERTIES SHOWN HEREON SERVED BY PRIVATE SEPTIC SYSTEM.
7. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT, FOR ANY PURPOSE, BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL. BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY JOHN J. MCDONALD AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
JOHN J. MCDONALD
&
BEST POOLS, SPAS & SERVICE CO., INC.

BETHEL MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
SCALE: 1"=40' DATE: FEBRUARY 2, 2022

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
#3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
SHEET 1 OF 2



A P P R O V E D
YORK COUNTY BOARD OF SUPERVISORS

BY: *[Signature]* For SUSAN KASSEL
PLAT APPROVING AGENT

DATE: 10/24/22

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE YORK -
POQUOSON CIRCUIT COURT THIS 20
DAY OF Oct 2022 THIS MAP WAS
PRESENTED AND ADMITTED TO RECORD AS
THE LAW DIRECTS AS INSTRUMENT # 220016287

TESTE: *[Signature]*
CLERK

BY: *[Signature]*