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VICINITY MAP SCALE: 1"= 2000'

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 OWNER'S, PROPRIETOR'S, AND TRUSTEES. FOR GPIN: S03b-4349-4277

RIVERSIDE HEALTHCARE ASSOCIATION INC.

W. William Austin, Jr. 1/29/2024
BY: W. WILLIAM AUSTIN, JR. DATE
CFO / EXECUTIVE VP

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

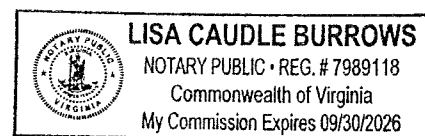
I, Lisa Burrows A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29th DAY OF January, 2024.

NOTARY PUBLIC Lisa Burrows

NOTARY REGISTRATION NUMBER 7989118

MY COMMISSION EXPIRES ON 9/30/2026



GENERAL NOTES

- OWNER AND REFERENCES:
GPIN: S03b-4349-4277
OWNER: RIVERSIDE HEALTHCARE ASSOCIATION INC.
PARCEL ADDRESS: 250 JOSEPHS DRIVE, YORK COUNTY, VIRGINIA 23693.
ZONED: GB - GENERAL BUSINESS
- MINIMUM SETBACKS REQUIREMENTS FOR PROPERTY ZONED GENERAL BUSINESS PER SECTION 24.1-333 OF THE ZONING REQUIREMENTS FOR THE COUNTY OF YORK ARE:
FRONT YARD (45')
SIDE YARD (10')
REAR YARD (10')
- THE PROPERTY SHOWN LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.), PER FEMA FIRM COMMUNITY MAP NO. 51199C0152D, FOR THE COUNTY OF YORK, VIRGINIA REVISED JANUARY 16, 2015.
- THIS PLAT IS BASED UPON A PLAT BY AES CONSULTING ENGINEERS TITLED "PROPERTY LINE VACATION AND EASEMENT DEDICATION OF THE PROPERTIES OF RIVERSIDE HEALTHCARE ASSOCIATION INC." RECORDED APRIL 23, 2018 AS INSTRUMENT NO. 180007345. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PARCEL (PARCEL A-1) AT THE TIME OF SURVEY.
- NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF SURVEY.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- AT THE TIME OF PLAT RECORDATION A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE MANAGEMENT AREA.
- THE LIMITS OF THE RESOURCE MANAGEMENT AREA AND RESOURCE PROTECTION AREA AS SHOWN ON THIS PLAT ARE TAKEN FROM YORK COUNTY GIS.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- PROPERTY CORNERS LABELED AS IRF ARE BASED ON PREVIOUS SURVEYS BY AES CONSULTING ENGINEERS.

PARCEL AREA TABULATION

NEW AREA (PARCEL A-1)	38,853± SQ. FT. / 0.892± AC.
NEW AREA (PARCEL A-2)	421,444± SQ. FT. / 9.675± AC.
FORMER AREA (PARCEL A)	460,297± SQ. FT. / 10.567± AC.

PLAT OF SUBDIVISION OF THE PROPERTY OF RIVERSIDE HEALTHCARE ASSOCIATION INC.

BETHEL DISTRICT YORK COUNTY VIRGINIA
Date: 10-11-2023 Scale: NOTED Proj. No.: W10346-04 Contacts: PET/SJB



SHEET 1 OF 2

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 PLAT OF SUBDIVISION IS IN THE NAME OF RIVERSIDE HEALTHCARE ASSOCIATION INC. BOTH PARCELS WERE ACQUIRED FROM H.R. ASHE BY DEED DATED OCTOBER 20, 2006, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, ON OCTOBER 20, 2006 AS INSTRUMENT #060025697.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 11, 2024.

S. J. Bickers, L.S. 10-11-2023
SAMUEL J. BICKERS, L.S. #002304 DATE



UTILITY NOTES

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: *Susan Kase* PLAT APPROVING AGENT
DATE: FEBRUARY 1, 2024

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 2nd DAY OF February, 2024
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240001500
TESTE: *Kristen W. Nelson* CLERK
BY: *Christina L. LeBlanc*