

VICINITY MAP

SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION

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.

BY: Mark Bellamy 4/1/2024
 MARK BELLAMY
 COUNTY ADMINISTRATOR
 COUNTY OF YORK, VIRGINIA
 DATE

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF 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'.

(GPIN: P12c-2424-1717) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT, SHOWN AS PARCEL A-2, IS IN THE NAME OF THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA, AND WAS ACQUIRED FROM JAMESTOWN-YORKTOWN EDUCATIONAL TRUST, LTD., BY DEED DATED MARCH 25, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON MARCH 29, 2002 IN INSTRUMENT NO. 020005495;

IN THE NAME OF THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA, AND WAS ACQUIRED FROM THE COMMONWEALTH OF VIRGINIA, BY QUITCLAIM DEED DATED OCTOBER 11, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON NOVEMBER 9, 2005 IN INSTRUMENT NO. 050028512;

IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, AND WAS ACQUIRED FROM THE TRUSTEES OF THE TOWN OF YORK, BY DEED DATED MARCH 9, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JULY 10, 2003 IN INSTRUMENT NO. 030020826.

THE THREE PROPERTIES MENTIONED ABOVE WERE COMBINED BY A PROPERTY LINE VACATION PLAT, PREPARED BY MAS-LD, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON OCTOBER 29, 2022 IN INSTRUMENT NO. 220018284.

(GPIN: P12d-3106-1058) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT, SHOWN AS PARCEL B, IS IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, AND WAS ACQUIRED FROM THE TRUSTEES OF THE TOWN OF YORK, BY DEED DATED MARCH 9, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JULY 10, 2003 IN INSTRUMENT NO. 030020826.

I CERTIFY THE POINTS AS SHOWN ON THIS PLAT BY SOLID DOTS, WILL BE SET ON OR BEFORE JANUARY 29, 2025.

Paul W. Michael, Jr. 01/29/24
 PAUL W. MICHAEL, JR., L.S.
 VIRGINIA LAND SURVEYOR NO. 002438
 DATE

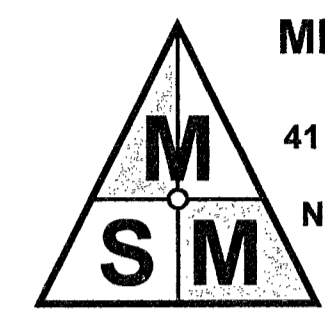
UTILITY NOTES

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

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

BOUNDARY LINE VACATION PLAT
 OF THE PROPERTY OF THE
COUNTY OF YORK, VIRGINIA

BETWEEN PARCEL A-2 & PARCEL B
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 DATE: JANUARY 29, 2024 SCALE: 1"=50'
 PROJECT NUMBER: 23-057
 SHEET 1 OF 3



MICHAEL SURVEYING & MAPPING, P.C.
 41 OLD OYSTER POINT ROAD
 SUITE B
 NEWPORT NEWS, VA. 23602
 TEL 757.873.1762
 FAX 757.873.1772

LEGEND

- IPFO DENOTES IRON PIPE FOUND
- IRFO DENOTES IRON ROD FOUND
- PKNFO DENOTES PK NAIL FOUND
- PHFO DENOTES PUNCH/DRILL HOLE FOUND
- DENOTES POINT TO BE SET
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA
- EASEMENT
- PROPERTY LINE
- RPA
- BUILDING SET BACK
- PROPOSED EASEMENT
- TRAVERSE LINE
- EDGE OF WATER

NOTARY

I, Michelle Lee Wright, A NOTARY PUBLIC IN AND FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 1st DAY OF April, 2024.

NOTARY PUBLIC: Michelle Lee Wright

MY COMMISSION EXPIRES October 31, 2024.

MICHELLE LEE WRIGHT
 NOTARY PUBLIC
 REG. #8112895
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES 10/31/2028

GENERAL NOTES

1. PROPERTY IS ALL OF:
 ADDRESS: 323 Z WATER STREET / 425 WATER STREET
 GPIN NO. P12c-2424-1717 / P12d-3106-1058
2. TOTAL AREA - 229,331 S.F.-5.265 AC.
3. IMPROVEMENTS NOT SHOWN.
4. THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON THIS PLAT.
5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RECORD INFORMATION.
6. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, X SHADED, AE(EL 8) & VE(EL10) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA, MAP NUMBER 51199C0107D, DATED JANUARY 16, 2015.
8. PROPERTY IS ZONED YVA (YORKTOWN VILLAGE ACTIVITY). THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 25' (FEET)
 SIDE: 10' (FEET)
 REAR: 20' (FEET)
9. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.
10. THE PARCELS SHOWN HEREON ARE LOCATED COMPLETELY IN THE RESOURCE MANAGEMENT AREA (RMA) AND RESOURCE PROTECTION AREA (RPA) OF THE CHESAPEAKE BAY PRESERVATION AREA.
11. THE LIMITS OF NATURAL RESOURCES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS.
12. THE EXISTENCE OF HAZARDOUS WASTES, UNDERGROUND UTILITIES, VEGETATED WETLANDS OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
13. PER VIRGINIA STATE LAW 28.2-1202, THE OWNERSHIP OF THE PROPERTY SHOWN HEREON EXTENDS TO THE MEAN LOW-WATER MARK.

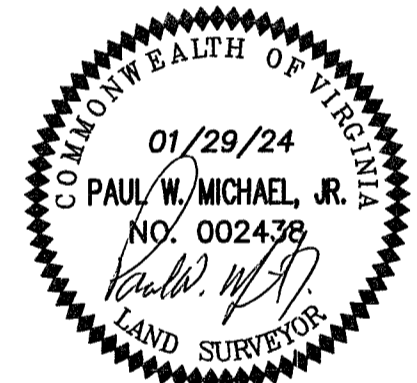


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APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel, PLAT APPROVING AGENT

DATE: APRIL 1, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 3 DAY OF April, 2024
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240004359

TESTE: Kristen N. Nelson, CLERK

BY: Paul W. Michael, Jr.