

STA 045

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**  
A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 045". THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #238 & COBURN CT. 15.5' SOUTHEAST OF THE EDGE OF PAVEMENT OF ROUTE #238, 10.5' NORTHEAST OF THE EDGE OF COBURN COURT.  
COORDINATES (U.S. SURVEY FT.) : X=12046306.831 Y=3609698.212  
ELEV.=82.88'

**BOUNDARY LINE ADJUSTMENT  
AND RIGHT-OF-WAY DEDICATION  
BETWEEN THE PROPERTIES OF  
590-94 TR, L.L.C.**

NELSON DISTRICT, YORK COUNTY, VIRGINIA  
ADPA **A.D. POTTS & ASSOCIATES, INC.**  
11684 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601  
PHONE: (757) 595-4610

1" = 100' MARCH 29, 2006

SHEET 1 OF 2



**OWNERS CONSENT**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

GEORGE FISCELLA, MEMBER  
590-94 TR, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA *Newport News*  
COUNTY OF ~~YORK~~ *City* TO WIT:  
I, JoAnn B. Armstrong *City*

A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID 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 17<sup>th</sup> DAY OF April 2006.

*John B. Armstrong*  
NOTARY PUBLIC

MY COMMISSION EXPIRES March 31, 2007

**LEGEND**

- These standard symbols will be found in the drawing.
- YORK CO. GEO. STATION/REFERENCE TREE
  - IPF IRON PIPE FOUND
  - RBS REBAR SET
  - RBF REBAR FOUND
  - RPA RESOURCE PROTECTION AREA
  - RMA RESOURCE MANAGEMENT AREA

**NOTES**

THIS PROPERTY IS ZONED R13 (SINGLE FAMILY RESIDENTIAL)  
MINIMUM FRONT YARD SETBACK=30'  
MINIMUM SIDE YARD SETBACK=12.5'  
MINIMUM REAR YARD SETBACK=25'

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.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 590-94 TR, L.L.C. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE

THESE PROPERTIES LIE IN THE RESOURCE PROTECTION AND RESOURCE MANAGEMENT AREAS OF THE CHESAPEAKE BAY PRESERVATION ACT AS INDICATED.

TAX PARCEL #17-00-00-009, GPIN #M10A-2062-4158  
TAX PARCEL #17-03-00-001, GPIN #M10B-2560-4103

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

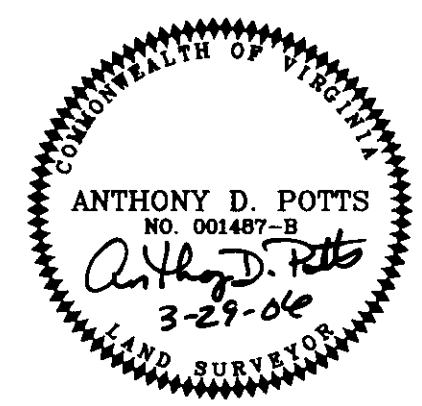
**SURVEYOR'S CERTIFICATION**

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 BOUNDARY LINE ADJUSTMENT ARE OWNED AS FOLLOWS:  
TAX PARCEL #17-00-00-009 IS IN THE NAME OF 590-94 TR, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JOSEPH R. SMITH BY THAT DEED DATED JUNE 30, 2004 AND DULY RECORDED AT INSTRUMENT #040014078 AND TAX PARCEL #17-03-00-001 IS IN THE NAME OF 590-94 TR, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JOSEPH R. SMITH BY THAT DEED DATED JUNE 30, 2004 AND DULY RECORDED AT INSTRUMENT #040014078. THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2006.

*Anthony D. Potts*  
ANTHONY D. POTTS, L.S. DATE 3-29-06



OWNERS/DEVELOPERS:  
590-94 TR, L.L.C.  
#600 THIMBLE SHOALS BOULEVARD  
SUITE 220  
NEWPORT NEWS, VIRGINIA, 23606  
PHONE: 873-3646



APPROVED:  
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: *Bruce A. Wain*  
DATE: 6/7/06

**APPROVED**  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Al Maddalena*  
PLAT APPROVING AGENT  
DATE: 6/7/06

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 9<sup>th</sup> DAY OF June, 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. L2060013658 11:04 A.M.  
TESTE *Lynn S. Jenkins* CLERK  
BY *John B. Potts* DEPUTY CLERK

FB 857, 860  
GPIN #M10A-2062-4158  
GPIN #M10B-2560-4103  
JOB #05-734  
T-PAR-SMITH-BLA.DWG