

YORK COUNTY CONTROL MONUMENT #056
X=12064796.016
Y=3603684.219
ELEV.=54.61'

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VICINITY MAP
SCALE: 1"=2000'

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.

Eric Williams
COUNTY SCHOOL BOARD OF YORK COUNTY, VA TITLE DIVISION SUPERINTENDENT
DATE 12/17/13

STATE OF VIRGINIA
COUNTY OF YORK
I, Sandra Ford, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 17th DAY OF December, 2013

Sandra Ford
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-17
REGISTRATION NO. 7536293

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.

James O. McReynolds
COUNTY OF YORK, VA TITLE COUNTY ADMINISTRATOR
DATE 12/19/13

STATE OF VIRGINIA
COUNTY OF YORK
I, Heather Schott, a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 19th DAY OF December, 2013

Heather L. Schott
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-15
REGISTRATION NO. 41201206

SURVEYOR'S CERTIFICATE

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'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT (T.M. 24-00-00-007) STANDS IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WAS ACQUIRED FROM SLATER M. MAPP AND KATHLEEN D. MAPP, HUSBAND AND WIFE, BY DEED DATED DECEMBER 4, 1997 AND RECORDED ON DECEMBER 12, 1997 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA IN DEED BOOK 983, PG. 271.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT (T.M. 24-00-00-006) STANDS IN THE NAME OF THE COUNTY SCHOOL BOARD OF YORK CO., VA. AND WAS ACQUIRED FROM THE UNITED STATES OF AMERICA BY DEED DATED SEPTEMBER 16, 1953 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY, VIRGINIA IN DEED BOOK 85, PG. 186.

I CERTIFY THAT THE MONUMENTS & IRON PINS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE NOVEMBER 14, 2013.

Thomas C. Sublett
THOMAS C. SUBLETT
LAND SURVEYOR NO. 1886
DATE 5/14/2013

GENERAL NOTES:

- THIS PLAT DOES NOT REPRESENT AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON MARKERS AS NOTED, RECORD, AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN, THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. MAP 51199C0185C AND MAP 51199C0205C EFFECTIVE DATE JUNE 16, 2009.
FRONT YARD = 50'
REAR YARD = 50'
SIDE YARD = 50'
- MINIMUM LOT SETBACK REQUIREMENTS IN RC (RESOURCE CONSERVATION) ZONING DISTRICT: (MINIMUM LOT SIZE 5 ACRES)
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- ADDITIONAL PROPERTY IMPROVEMENTS EXIST BUT ARE NOT SHOWN.
- THE LANDS BEING CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HEREWITH SHALL NOT FOR ANY PURPOSE BE OR BECOME SEPARATE OR INDEPENDENT LOTS, TRACTS OR PARCELS BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCELS ALREADY OWNED BY THE COUNTY OF YORK, VA AND THE COUNTY SCHOOL BOARD OF YORK COUNTY, VA AT THE TIME OF THIS CONVEYANCE OR EXCHANGE
- THE LIMITS OF THE NATURAL RESOURCES HAVE NOT BEEN SHOWN OR FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

BOUNDARY LINE ADJUSTMENT OF PROPERTIES STANDING IN THE NAME OF THE COUNTY OF YORK AND COUNTY SCHOOL BOARD OF YORK COUNTY, VA

SHEET 1 OF 1

NELSON DISTRICT YORK COUNTY VIRGINIA

Date: 5/14/13 Scale: 1"=200' Proj. No.: W10197 Proj. Contacts: TCS/JFS



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
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Fax: (757) 220-8994
www.aesva.com

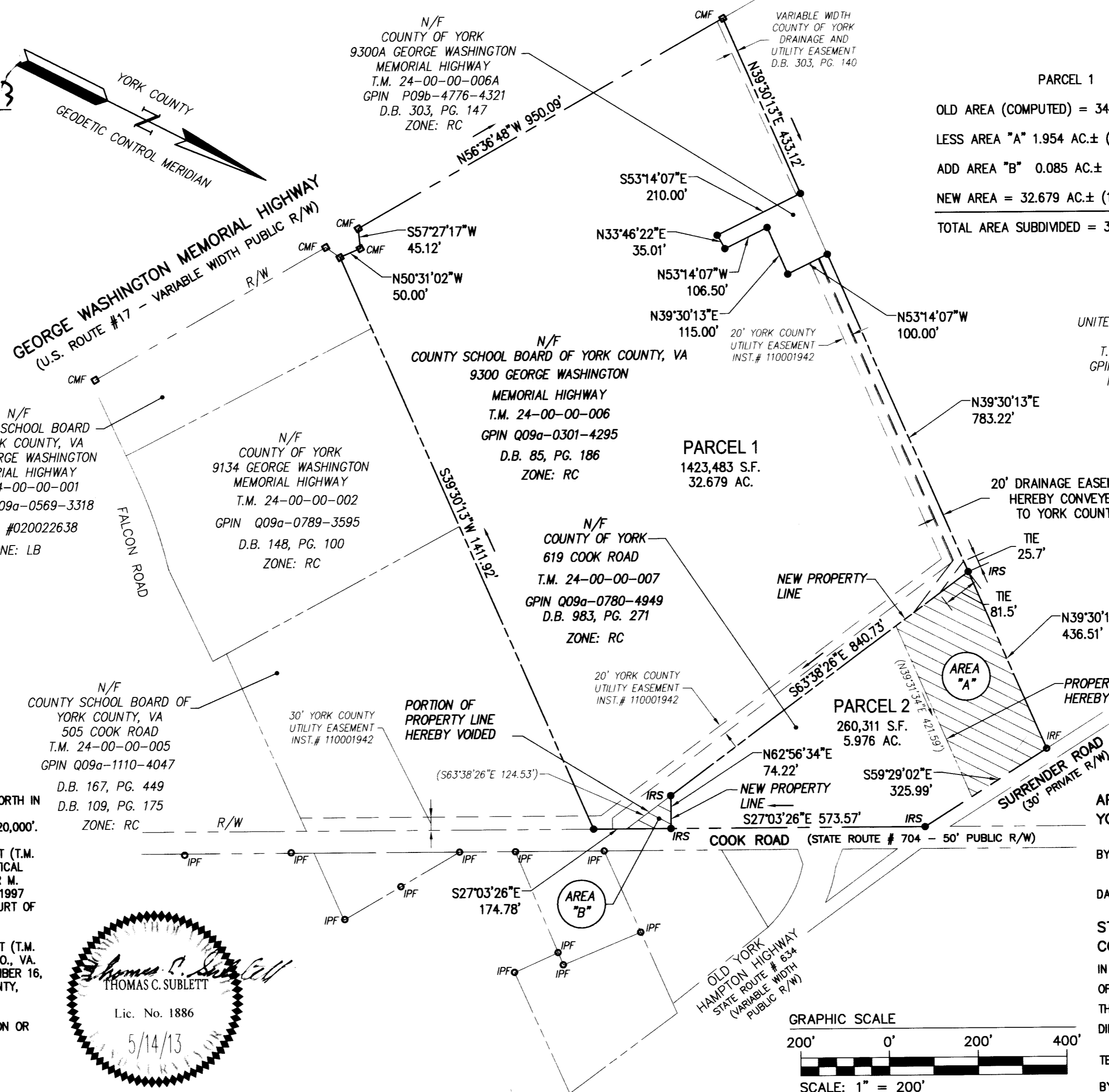
Hampton Roads | Central Virginia | Middle Peninsula

AREA CALCULATIONS

PARCEL 1	PARCEL 2
OLD AREA (COMPUTED) = 34.548 AC.±	OLD AREA (COMPUTED) = 4.107 AC.±
LESS AREA "A" 1.954 AC.± (85,107 S.F.±)	ADD AREA "A" 1.954 AC.± (85,107 S.F.±)
ADD AREA "B" 0.085 AC.± (3,711 S.F.±)	LESS AREA "B" 0.085 AC.± (3,711 S.F.±)
NEW AREA = 32.679 AC.± (1,423,483)	NEW AREA = 5.976 AC.± (260,311 S.F.±)
TOTAL AREA SUBDIVDED = 38.655 AC.± (1,683,794 S.F.±)	

N/F UNITED STATES OF AMERICA
T.M. 18-00-00-023
GPIN: P10b-2596-2705
INST.# 030028633
ZONED: RC

AREA "A" = 1.954 AC.± (85,107 S.F.±)
(HEREBY ADDED TO 619 COOK ROAD FROM 9300 GEORGE WASHINGTON MEMORIAL HIGHWAY)
AREA "B" = 0.085 AC.± (3,711 S.F.±)
(HEREBY ADDED TO 9300 GEORGE WASHINGTON MEMORIAL HIGHWAY FROM 619 COOK ROAD)



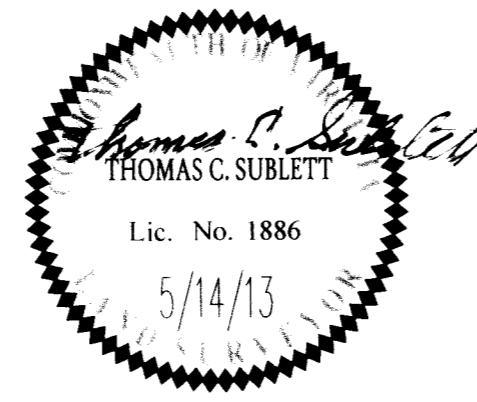
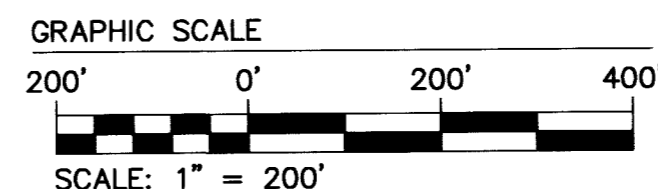
APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: U. Maddalena, PLAT APPROVING AGENT

DATE: 4/16/14

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 24th DAY OF January, 2014,
THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 140001458

TESTE: Lynn S. Mendibur, CLERK
BY: Christina H. Hunt DC.



2014 JAN 24 PM 1:01