

VIRGINIA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE (NAD 1983)

**REFERENCES:**

- D.B. 102, PG. 414
- D.B. 102, PG. 417
- D.B. 102, PG. 420
- D.B. 323, PG. 159
- D.B. 323, PG. 162 PLAT
- P.B. 6, PG. 162
- P.B. 9, PG. 241
- P.B. 10, PG. 400
- P.B. 10, PG. 590

**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 OWNERS, FOR TAX MAP PARCEL 24F-01-00-004A

COUNTY OF YORK  
BY: [Signature] COUNTY ADMINISTRATOR DATE

**CERTIFICATE OF NOTARIZATION FOR OWNER**

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:  
I, SARAH A. VANCE 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 FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.  
GIVEN UNDER MY HAND THIS 24<sup>th</sup> DAY OF May, 20 18  
NOTARY PUBLIC Sarah A. Vance  
NOTARY REGISTRATION NUMBER 176471  
MY COMMISSION EXPIRES ON 12-31-2020

**GENERAL NOTES:**

1. THE PROPERTY SHOWN HEREON IS ZONED GB (GENERAL BUSINESS) SEE SEC. 24.1-333. OF THE CODE OF THE COUNTY OF YORK. MINIMUM LOT AREA REQUIREMENTS = 20,000 SF MINIMUM WIDTH REQUIRED = 100' FRONT SETBACK 45' SIDE & REAR SETBACK 10' MAXIMUM BUILDING HEIGHT 50'
2. TAX MAP PARCEL NUMBER: 24F-01-00-004A
3. GPIN NUMBER: R07B-2812-3642
4. ADDRESS: 6710 GEORGE WASHINGTON MEMORIAL HIGHWAY.
5. ALL FUTURE CONSTRUCTION OR DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 23.2 CHESAPEAKE BAY PRESERVATION AREA ORDINANCE AND SECTION 24.1-376 WATERSHED PROTECTION AREA OF THE ZONING ORDINANCE, YORK COUNTY CODE.
6. THIS PROPERTY APPEARS TO BE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 51199C0136D MAP REVISED JANUARY 16, 2015.
7. THE 14' INGRESS/EGRESS AND PRIVATE UTILITY EASEMENT HEREBY CREATED ON LOT 1A SHALL BE FOR THE BENEFIT OF LOT 1B, AND SHALL BE EXTINGUISHED AT SUCH TIME THAT LOT 1B IS COMBINED, THROUGH PROPERTY LINE VACATION, WITH THE ADJACENT PARCEL AT 6702 GEORGE WASHINGTON MEMORIAL HIGHWAY, GPIN NO. R07B-2891-3492.
8. THE LIMITS OF THE NATURAL RESOURCES ON LOT 1A AND 1B HAVE NOT BEEN INVENTORIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS, IF ANY, OF THE CHESAPEAKE BAY PRESERVATION AREAS AND WATERSHED MANAGEMENT PROTECTION AREAS

**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 SUBDIVISION (TAX MAP PARCEL 24F-01-00-004A) ARE IN THE NAME OF THE COUNTY OF YORK AND WERE ACQUIRED FROM VIRGINIA ELECTRIC AND POWER COMPANY BY DEED DATED NOVEMBER 8TH, 1977, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN DEED BOOK 323 AT PAGE 159.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 10, 2018

**EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
E1	N 36°30'17" W	14.62'
E2	N 70°17'47" E	68.17'
E3	N 53°28'06" E	88.67'
E4	S 36°30'17" E	14.00'
E5	S 53°28'06" W	90.73'
E6	S 70°17'47" W	66.02'

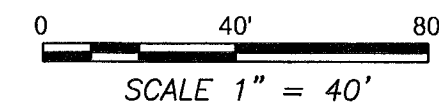
**AREA TABLE**

LOT	SQUARE FEET	ACRES
1A	9,153	0.210
1B	77,866	1.788
TOTAL PLAT AREA	87,019	1.998

SUBDIVISION PLAT  
OF THE PROPERTY OF  
**YORK COUNTY**  
NELSON DISTRICT  
YORK COUNTY, VIRGINIA

SCALE: 1" = 40' DATE: MAY 23, 2018

**PRECISION MEASUREMENTS, INC.**  
SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS  
VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA  
11835 CANON BLVD, SUITE B103  
NEWPORT NEWS, VIRGINIA 23606  
TEL: (757) 595-7570



SHEET 1 OF 2

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]  
PLAT APPROVING AGENT

DATE: MAY 24, 2018

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT, THIS 24<sup>th</sup> DAY OF May, 2018. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW 11:19 AM DIRECTS, AS INSTRUMENT NO. 1800091085  
TESTE: Kristen N. Nelson CLERK  
BY: [Signature], Deputy Clerk

FRANK WINEINGER, L.S.  
COMMONWEALTH OF VIRGINIA  
[Signature]  
FRANK WINEINGER  
Lic. No. 003161  
05/23/2018  
LAND SURVEYOR