



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

8/19/20 *Neil A. Morgan*
DATE NEIL A. MORGAN, COUNTY ADMINISTRATOR
COUNTY OF YORK, VIRGINIA

CERTIFICATE OF NOTARIZATION FOR OWNER -
COUNTY OF YORK, VIRGINIA

STATE OF VIRGINIA
COUNTY/CITY OF York
TO WIT:
I, Shirley W. Hixson A NOTARY PUBLIC IN AND
FOR THE County of York VIRGINIA, DO
HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION
AFORESAID.

GIVEN UNDER MY HAND THIS 19th DAY OF August, 2020

Shirley W. Hixson
NOTARY SIGNATURE
MY COMMISSION EXPIRES 6/30/2024
REGISTRATION NO. 201895

OWNER'S CERTIFICATE:

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

14 Aug 20 *Randy S. Hall*
DATE RANDY S. HALL, PRESIDENT
FALCON CREST HOMES ASSOCIATION, INC.

CERTIFICATE OF NOTARIZATION FOR OWNER -
THE FALCON CREST HOMES ASSOCIATION, INC.

STATE OF VIRGINIA
COUNTY/CITY OF YORKTOWN
TO WIT:
I, FARESSA RENEE SLAUGHTER A NOTARY PUBLIC IN AND
FOR THE COUNTY OF YORKTOWN VIRGINIA, DO
HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE
NAME IS SIGNED TO THE FOREGOING WRITING HAVE
ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION
AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF AUGUST, 2020

Faressa Renee Slaughter
NOTARY SIGNATURE
MY COMMISSION EXPIRES April 30, 2024
REGISTRATION NO. 77031044

FARESSA RENEE SLAUGHTER
NOTARY PUBLIC
REG. #77031044
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2024

GENERAL NOTES:

- 1.) THE PROPERTIES ARE ZONED LB - LIMITED BUSINESS AND R20 - MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL.
- 2.) THE PROPERTIES ARE IDENTIFIED AS TAX MAP NUMBERS: 23-03-00-000A & 23-04-00-000A
- 3.) THE PROPERTIES ARE FURTHER IDENTIFIED AS GPIN NUMBERS: P09b-4862-3326 & P09b-4719-3190
- 4.) ADDRESS: 9219 GEORGE WASHINGTON MEMORIAL HIGHWAY and 107-Z SIEGE LANE
- 5.) BUILDING SETBACKS LB: FRONT - 40' REAR - 10' SIDES - 10' R20: FRONT - 40' REAR - 15' SIDES - 30'

NOTE: ADDITIONAL SETBACK REQUIREMENTS ARE SHOWN ON THE PLAT ACCORDING TO RESTRICTIONS SPECIFIED BY PLAT BOOK 11, PAGE 249.

6. PROPERTIES ARE LOCATED IN FLOOD ZONE "X", PER COMMUNITY PANEL 51199C0109D. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: JANUARY 16, 2015.
7. COUNTY OF YORK PRIMARY GEODETIC CONTROL NETWORK MONUMENT NUMBER 056 IS LOCATED IN FRONT OF YORK HIGH SCHOOL, ACROSS FROM STATE ROUTE 1249 (SIEGE LANE) APPROXIMATELY 22-FEET NORTHEAST OF THE EDGE OF PAVEMENT OF THE NORTHBOUND LANES OF U.S. ROUTE 17 (GEORGE WASHINGTON MEMORIAL HIGHWAY). NORTHING = 3603684.219 EASTING = 12064796.016 ELEVATION = 54.61' (NGVD 1929).
8. EACH PARCEL HEREIN IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS (NNWN) AND PUBLIC SEWER PROVIDED BY YORK COUNTY.
9. ANY AND ALL CONSTRUCTION ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-100) AND CHAPTER 23.2 OF THE YORK COUNTY, VIRGINIA CODE.
10. THIS PLAT DOES NOT REPRESENT A COMPLETE PHYSICAL SURVEY AND ALL IMPROVEMENTS ARE NOT SHOWN.
11. TOTAL AREA OF BOUNDARY LINE ADJUSTMENT =214,549.92 S.F. OR 4.925 ACRES.
12. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSES 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 THE COUNTY OF YORK, VIRGINIA AND OWNED BY THE FALCON CREST HOMES ASSOCIATION, INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
13. THE LIMITS OF NATURAL RESOURCES ON THE PROPERTIES SHOWN HEREON HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 - CHESAPEAKE BAY PRESERVATION AREA ORDINANCE, INCLUDING THE REQUIREMENTS FOR A NATURAL RESOURCES INVENTORY.

14.	TM#23-03-00-000A	Former Area:	123,109.13 S.F. or 2.826 AC
		New Area:	122,171.39 S.F. or 2.805 AC
	TM#23-04-00-000A	Former Area:	91,440.79 S.F. or 2.099 AC
		New Area:	92,378.53 S.F. or 2.120 AC
		Area from TM#23-03-00-000A to TM#23-04-00-000A:	937.74 S.F. or 0.021 AC

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 IS OWNED AS FOLLOWS:

TM#23-03-00-000A IS IN THE NAME OF COUNTY OF YORK, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, AND WAS ACQUIRED FROM THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA, BY DEED DATED JULY 25, 2018 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN INSTRUMENT NUMBER 180014682.

TM# 23-04-00-000A IS IN THE NAME OF THE FALCON CREST HOMES ASSOCIATION, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM FALCON CREST ASSOCIATES, INC., A VIRGINIA CORPORATION, BY DEED DATED MARCH 18, 1996, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, IN DEED BOOK 892 PAGE 671A.

I CERTIFY THAT IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2020.

James M. Pruett 1/22/2020
DATE
JAMES M. PRUETT, L.S. 2892

20 AUG 28 4:43:35

BOUNDARY LINE ADJUSTMENT
OF PROPERTIES STANDING IN THE NAME OF
COUNTY OF YORK, VIRGINIA
and
FALCON CREST HOMES ASSOCIATION, INC.

LOCATED: NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA
DATE: NOVEMBER 12, 2019 and REVISED JANUARY 22, 2020

BAY DESIGN GROUP
SURVEYING ENGINEERING & LAND PLANNING
40 CROSS STREET, SUITE 100
P.O. BOX 51
URBANNA, VIRGINIA 23175
(804) 693-2993 (804) 436-8425
JOB#19027-02

SHEET 1 OF 3

LEGEND:

IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
TBF	T-BAR FOUND
CMF	CONCRETE MONUMENT FOUND
PP	POWER POLE
TJB	TELEPHONE JUNCTION BOX
OUL	OVERHEAD UTILITY LINE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
D.B.	DEED BOOK
P.B.	PLAT BOOK
SSMH	SANITARY SEWER MANHOLE
DI	DRAIN INLET
INV.	INVERT
WV	WATER VALVE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Neil A. Morgan*
PLAT APPROVING AGENT

DATE: 8/19/20

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
September, 2020. THIS MAP WAS PRESENTED AND
ADMITTED TO RECORD AS THE LAW DIRECTS AS
INSTRUMENT # 202014392

TESTE: *Kristen W. Nelson*
CLERK

BY: *Christina W. Nelson*