

VICINITY MAP

SCALE 1" = 2,000

REFERENCES:

D.B. 227, PG. 240
 D.B. 268, PG. 238
 D.B. 278, PG. 390
 P.B. 8, PG. 489
 P.B. 11, PG. 428-489
 P.B. 5, PG. 82
 P.B. 5, PG. 89
 P.B. 5, PG. 172
 P.B. 5, PG. 173
 P.B. 6, PG. 154
 P.B. 9, PG. 505
 P.B. 9, PG. 605
 D.B. 155, PG. 474 PLAT
 D.B. 163, PG. 381 PLAT
 D.B. 185, PG. 485 PLAT
 D.B. 204, PG. 62 PLAT
 D.B. 216, PG. 759 PLAT
 D.B. 246, PG. 278 PLAT
 D.B. 381, PG. 535 PLAT

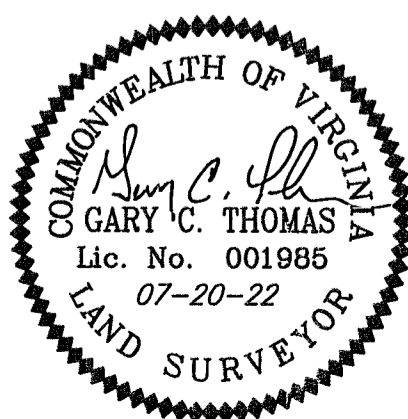
GEODETIC CONTROL:

YORK COUNTY DISK# 104
 NORTH=3586785.781
 EAST=12064573.280
 ELEV= 55.59
 YORK COUNTY DISK# 105 RESET
 NORTH=3582514.385
 EAST=12068328.173
 ELEV= 47.40
 NEWPORT NEWS WATERWORKS CONTROL
 DISK# HM4
 NORTH=3584849.776
 EAST=12069718.511
 ELEV= 41.85
 NEWPORT NEWS WATERWORKS CONTROL
 DISK# HM5
 NORTH=3584891.315
 EAST=12070620.260
 ELEV=34.91

NGS DISK# ARP
 NORTH=3577042.42
 EAST=12067158.20
 ELEV= 35.9

NGS DISK# PHF A
 NORTH=3575191.79
 EAST=12065846.95
 ELEV=34.67

NGS DISK# PHF D
 NORTH=3580904.48
 EAST=12067558.86
 ELEV=37.30



SURVEYOR'S CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF 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 AND PROPERTY LINE VACATION PLAT IS OWNED AS FOLLOWS:

PART OF PARCEL 1A
 GPIN 006d-3377-0827 IS IN THE NAME OF PENINSULA AIRPORT COMMISSION, AND WAS ACQUIRED FROM LEWIS A. McMURRAN JR., EDITH L. McMURRAN, CARY EPES McMURRAN, CAROLYN R. McMURRAN, GEORGE KEITH McMURRAN AND JANE S. McMURRAN, BY DEED DATED MAY 17, 1974 AND RECORDED JULY 2, 1974 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS DEED BOOK 268, IN PAGE 238.

PART OF PARCEL 2
 GPIN 006c-2430-0074 IS IN THE NAME OF PENINSULA AIRPORT COMMISSION, AND WAS ACQUIRED FROM ERNEST W. MULLER, BY DEED DATED JULY 2, 1970 AND RECORDED JULY 7, 1970 IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT AS DEED BOOK 227, IN PAGE 240.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN HAS BEEN SET BY THIS OFFICE.

GARY C. THOMAS, L.S. NO. 001985 07/20/2022 DATE

SURVEY NOTES:

- THIS PLAT IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983(NA2011). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET, UTILIZING YORK COUNTY CONTROL DISK'S 104 & 105 RESET AND NGS CONTROL DISK PHF "D".
- PROPERTY LINE AND RIGHT-OF-WAY INFORMATION IS BASED ON PLATS, DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL EASEMENTS OR RESTRICTIONS THAT AFFECT THE PROPERTY.
- THIS PLAT IS NOT INTENDED TO SHOW ALL PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS, THAT MAY AFFECT THE PROPERTY.
- THE TOTAL AREA ENCOMPASSED BY THIS BOUNDARY LINE ADJUSTMENT PLAT CONTAINS 14,731,621 SQ. FT. OR 338.191 ACRES
- THE CITY LINE SHOWN HEREON IS THE APPROXIMATE LOCATION.
- THE PROPERTY SHOWN HEREON IS ZONED IL, (LIMITED INDUSTRIAL, AND WAREHOUSING ACTIVITIES, LIMITED MANUFACTURING AND ASSEMBLY, AND RECYCLING CENTERS) AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:
 MINIMUM LOT AREA 20,000 SQ. FT.
 MINIMUM LOT WIDTH 100'
 MINIMUM FRONT BUILDING SETBACK 45'
 MINIMUM SIDE BUILDING SETBACK 10'
 MINIMUM REAR BUILDING SETBACK 10'
- THE PROPERTY LINES IN THE VICINITY OF THE BOUNDARY LINE TO BE ADJUSTED WAS FIELD SURVEYED ON APRIL 2, 2021.
- PART OF PARCEL 1**
 PENINSULA AIRPORT COMMISSION
 #420 ORIANA ROAD
 GPIN: 006d-3377-0827
 TAX MAP # 029-00-00-002
PART OF PARCEL 2
 PENINSULA AIRPORT COMMISSION
 #108 ELM DR
 GPIN: 006c-2430-0074
 TAX MAP # 029-00-00-001A
- PART OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION IS WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA, THE RESOURCE MANAGEMENT AREA, AND THE HARWOODS MILL WATERSHED PROTECTION AREA.
- THE LIMITS OF NATURAL RESOURCES AS NOTED HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCES INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREA.
- PROPERTY LINES INDICATED AS VACATED ARE HEREBY TERMINATED AND EXTINGUISHED PURSUANT TO CODE SECTION 15.2-2275.
- THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X ON FEMA MAPS 51199C0120D, 51199C0136D & 51199C0138D ALL DATED JANUARY 16, 2015.
- THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN YORK COUNTY CODE CHAPTER 23.2-CHESAPEAKE BAY PRESERVATION AREA ORDINANCE, AND YORK COUNTY ZONING ORDINANCE SECTION 24.1-376-WATERSHED MANAGEMENT AND PROTECTION OVERLY DISTRICT.
- SEE SHEET 4 FOR LINE LEGEND.

OWNERS 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, IF ANY

PENINSULA AIRPORT COMMISSION

APPROVED: *Lindsey Carney Smith*, DATE: 9/20/22
 LINDSEY CARNEY SMITH, CHAIR OF THE PENINSULA AIRPORT COMMISSION

NOTARY FOR PENINSULA AIRPORT COMMISSION

STATE OF VIRGINIA
 COUNTY OF YORK, TO WIT:

I, Alexandra H. Daly, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT LINDSEY CARNEY SMITH, CHAIR OF THE PENINSULA AIRPORT COMMISSION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE 20th DAY OF September 20 22 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF September, 20 22.
 MY COMMISSION EXPIRES 04/30/2025

Alexandra H. Daly 794456
 NOTARY PUBLIC REGISTRATION NUMBER

PLAT OF
 BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION
 PART OF PARCEL 1A AND PART OF PARCEL 2

PROPERTY OWNED BY

PENINSULA AIRPORT COMMISSION

LOCATED IN
 GRAFTON DISTRICT
 YORK COUNTY, VIRGINIA

SCALE: N/A DATE: JULY 20, 2022
 (SHEET 1 OF 12)

PRECISION MEASUREMENTS, INC.

SURVEYORS • GPS • 3-D SCANNING • GIS • MAPPERS
 VIRGINIA BEACH-RICHMOND-NEWPORT NEWS-CHANTILLY, VIRGINIA
 11835 CANON BLVD, SUITE B-103
 NEWPORT NEWS, VIRGINIA 23606
 TEL: (757) 595-7570

PARCEL AREA TABLE

AREA DESCRIPTION	SQ. FT.	ACRES
FORMER PARCEL 1A	8,585,807	197.103
FORMER PARCEL 2	6,145,814	141.088
TOTAL PRE-PLAT AREA	14,731,621	338.191
PARCEL 1A-1	8,611,995	197.704
PARCEL 2-A	6,119,626	140.487
TOTAL PLAT AREA	14,731,621	338.191

AVIGATION EASEMENT AREA TABLE

AREA DESCRIPTION	SQ. FT.	ACRES
AVIGATION EASEMENT PARCEL 1A-1	4,207,216	96.584
AVIGATION EASEMENT PARCEL 2-A	00.00	00.00
TOTAL AVIGATION EASEMENT	4,207,216	96.584

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Susan Kassel* PLAT APPROVING AGENT

DATE: 9/23/22

STATE OF VIRGINIA:
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR
 THE COUNTY OF YORK-POQUOSON, ON THIS
23rd DAY OF September, 2022,
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD
 AS THE LAW DIRECTS, AS INSTRUMENT NUMBER

TESTE: Kristen H. Nelson, CLERK

BY: Bonnie Hutchman, DC
 DEPUTY CLERK

