

VICINITY MAP

SCALE: 1"=2000'

SURVEYOR'S STATEMENT

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'.

(GPIN: P12c-2424-1717) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT, SHOWN AS PARCEL A-2, IS IN THE NAME OF THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA, AND WAS ACQUIRED FROM JAMESTOWN-YORKTOWN EDUCATIONAL TRUST, LTD., BY DEED DATED MARCH 25, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON MARCH 29, 2002 IN INSTRUMENT NO. 020005495;

IN THE NAME OF THE BOARD OF SUPERVISORS OF YORK COUNTY, VIRGINIA, AND WAS ACQUIRED FROM THE COMMONWEALTH OF VIRGINIA, BY QUITCLAIM DEED DATED OCTOBER 11, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON NOVEMBER 9, 2005 IN INSTRUMENT NO. 050028512;

IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, AND WAS ACQUIRED FROM THE TRUSTEES OF THE TOWN OF YORK, BY DEED DATED MARCH 19, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JULY 10, 2003 IN INSTRUMENT NO. 030020826.

THE THREE PROPERTIES MENTIONED ABOVE WERE COMBINED BY A PROPERTY LINE VACATION PLAT, PREPARED BY MAS-LD, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON OCTOBER 29, 2022 IN INSTRUMENT NO. 220018284.

THE PROPERTIES (GPIN: P12c-2424-1717 & GPIN P12d-3106-1058) MENTIONED ABOVE WERE COMBINED BY A BOUNDARY LINE VACATION PLAT, PREPARED BY MICHAEL SURVEYING AND MAPPING, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON APRIL 3, 2024 IN INSTRUMENT NO. 240004359.

(GPIN: P12d-2650-1540) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT, SHOWN AS FREIGHT SHED LEASE PARCEL, IS IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, AND WAS ACQUIRED FROM THE THE ECONOMIC DEVELOPMENT AUTHORITY OF YORK COUNTY, VIRGINIA, BY DEED DATED JULY 26, 2012 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA IN INSTRUMENT NO. 120015484.

(GPIN: P12d-2704-1649) THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION PLAT, SHOWN AS GPIN: P12d-2704-1649, IS IN THE NAME OF THE COUNTY OF YORK, VIRGINIA, AND WAS ACQUIRED FROM THE TRUSTEES OF THE TOWN OF YORK, BY DEED DATED MARCH 19, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA ON JULY 10, 2003 IN INSTRUMENT NO. 030020826.

I CERTIFY THE POINTS AS SHOWN ON THIS PLAT BY SOLID DOTS, WILL BE SET ON OR BEFORE MARCH 25, 2026.

Paul W. Michael, Jr.

PAUL W. MICHAEL, JR., L.S.
VIRGINIA LAND SURVEYOR NO. 002438

UTILITY NOTES

WATER:

EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER:

EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

OWNER'S CONSENT AND DEDICATION

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.

BY: *Mark Bellamy*
MARK BELLAMY
COUNTY ADMINISTRATOR
COUNTY OF YORK, VIRGINIA

4/3/25
DATE

NOTARY

Heather L. Schott, A NOTARY PUBLIC IN AND

FOR THE STATE OF Virginia DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13th DAY OF June, 2025.

NOTARY PUBLIC: *Heather L. Schott*

MY COMMISSION EXPIRES 4/30/26, 28.

GENERAL NOTES

HEATHER L. SCHOTT
NOTARY PUBLIC
REG. #7207859
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 4/30/26

1. PROPERTY IS ALL OF:

ADDRESS
323 Z WATER STREET
331 WATER STREET
329 WATER STREET

GPIN NO.
P12c-2424-1717
P12d-2650-1540
P12d-2704-1649

2. TOTAL AREA - 243,810 S.F.±-5.597 AC.±

3. IMPROVEMENTS NOT SHOWN.

4. THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD THAT ARE NOT SHOWN ON THIS PLAT.

5. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND RECORD INFORMATION.

6. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.

7. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, X SHADED, AE(EL 8) & VE(EL10) AS INDICATED ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA, MAP NUMBER 51199C0107D, DATED JANUARY 16, 2015.

8. PROPERTY IS ZONED YVA (YORKTOWN VILLAGE ACTIVITY). THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: 25' (FEET)
SIDE: 10' (FEET)
REAR: 20' (FEET)

9. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.

10. THE PARCELS SHOWN HEREON ARE LOCATED COMPLETELY IN THE RESOURCE MANAGEMENT AREA (RMA) AND RESOURCE PROTECTION AREA (RPA) OF THE CHESAPEAKE BAY PRESERVATION AREA.

11. THE LIMITS OF NATURAL RESOURCES SHOWN HEREON HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED TO ESTABLISH THE LIMITS OF THE CHESAPEAKE BAY PRESERVATION AREAS.

12. THE EXISTENCE OF HAZARDOUS WASTES, UNDERGROUND UTILITIES, VEGETATED WETLANDS OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

13. PER VIRGINIA STATE LAW 28.2-1202, THE OWNERSHIP OF THE PROPERTY SHOWN HEREON EXTENDS TO THE MEAN LOW-WATER MARK.

BOUNDARY LINE VACATION PLAT
OF THE PROPERTY OF THE
COUNTY OF YORK, VIRGINIA

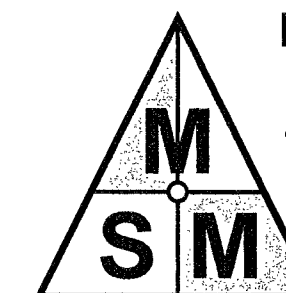
BETWEEN PARCEL A-2-B, FREIGHT SHED
LEASE PARCEL, & GPIN: P12d-2704-1649

NELSON MAGISTERIAL DISTRICT
COUNTY OF YORK, VIRGINIA

DATE: MARCH 25, 2025 SCALE: 1"=50'

PROJECT NUMBER: 23-057

SHEET 1 OF 3



MICHAEL SURVEYING
& MAPPING, P.C.

41 OLD OYSTER POINT ROAD

SUITE B

NEWPORT NEWS, VA. 23602

TEL 757.873.1762

FAX 757.873.1772

LEGEND

IPFO	DENOTES IRON PIPE FOUND
IRFO	DENOTES IRON ROD FOUND
PKNFO	DENOTES PK NAIL FOUND
PHFO	DENOTES PUNCH/DRILL HOLE FOUND
•	DENOTES POINT TO BE SET
RPA	DENOTES RESOURCE PROTECTION AREA
RMA	DENOTES RESOURCE MANAGEMENT AREA
---	EASEMENT
---	PROPERTY LINE
---	RPA
---	BUILDING SET BACK
---	PROPOSED EASEMENT
---	TRAVERSE LINE
---	EDGE OF WATER

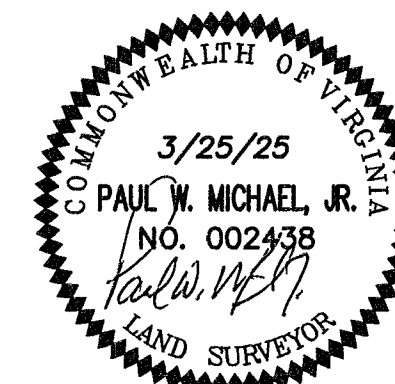


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APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: *Ed W. Nelson*, PLAT APPROVING AGENT

DATE: June 12, 2025

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 13 DAY OF June, 2025.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 250008882.

TESTE: *Kristen N. Nelson*, CLERK

BY: *Joah Ruiz DC*