

Vicinity Map
Scale: 1"=2000'

Owners' Certificate:

The platting or dedication of the following described land: (TM 19-41) is as described in deed dated January 8, 2016, from Sandra H. Bailey to Bicounty Way, LLC, as recorded in Deed Book 655, Page 1694, and as described in deed dated August 2, 2016, from Tommy Taylor to Bicounty Way, LLC, as recorded in Deed Book 655, page 1698, all among the Land Records of New Kent County, Virginia, is with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any. The undersigned owner(s) certify that this Commercial Subdivision is a Bona Fide Division under the Provisions of Section 91-27(2) of the New Kent County code and is not submitted for the purpose of circumventing the Subdivision Ordinance of New Kent County.

Sandra H. Bailey 3-13-17
Owner Signature: Date:

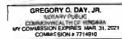
Notary:

City/Country of Virginia
Commonwealth/State of Virginia

Acknowledged before me this 13 day of March, 2017, by Sandra H. Bailey as

Notary Public
Notary Public

My commission expires March 23, 2021



Approval Certification:

This Commercial Subdivision is approved by the undersigned in accordance with the existing regulations of New Kent County and may be committed to record. All Rights-Of-Way shown herein that are not dedicated for public use will not be maintained at public expense.

Pursuant to § 91-63 of the New Kent County Code, if this plat is not filed for recordation within six (6) months after final approval, this approval will be withdrawn by operation of law and the plat shall be void.

Gregory D. Gandy 3/13/17
Subdivision Agent Date

Sandra H. Bailey 3/13/17
Director of Public Utilities Date

Gregory D. Gandy 3/13/17
Virginia Dept of Transportation Date

Gregory D. Gandy 3/13/17
Health Dept Date

General Notes:

- GPIN: 104-2918-4191; TM: 19-41
- Owner: Bicounty Way, LLC, DB 655, Pg. 1694, and DB 655, Pg. 1698
- The subject property (New Lot 1) is located in Zone X (area outside the 100 and 500-year floodplains) as indicated on the Federal Insurance Rate Map (FIRM), Map No. 51127C0075C with an effective date of August 3, 2015. The Residue of T.M. 19-41 is located in Zones A and X as indicated on above-referenced FIRM Map.
- This property is zoned Business.
- There is no RPA on proposed Lot 1. The 100' RPA Buffer line is the property line for proposed Lot 1. The RPA shown hereon is based on the Limits of Wetlands as delineated by U.S. Army Corps of Engineers on June 17, 1997. RPA on residue may need to be delineated prior to further development. A Water Quality Impact Assessment may be required for the residue prior to future development.
- No title report furnished. All easements affecting the subject property may not be shown.
- All new and relocated utilities shall be placed underground.
- Information contained hereon is based on field-run surveys conducted during the month of March, 2017.
- No existing wetlands/drainfields will be affected by this subdivision.
- This property will be served by public well and sewer.

Lot Area before Division

GPIN: 104-2918-4191 (TM 19-41) 71.99 Ac. ± 3,135,884 Sq. Feet ±

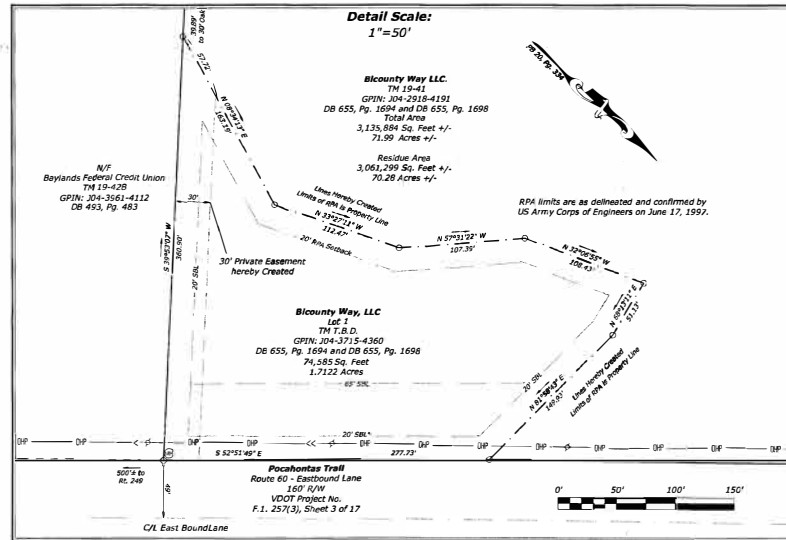
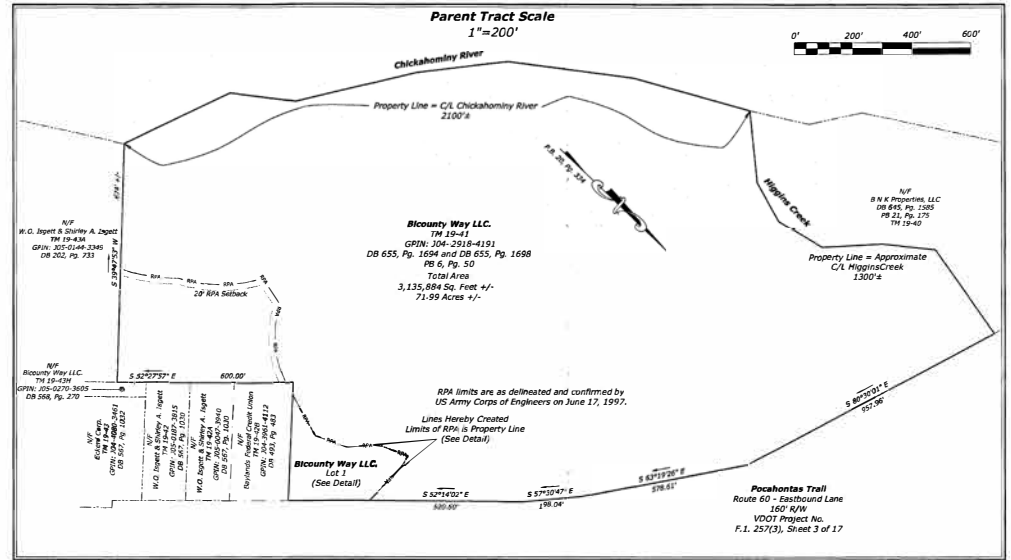
Lot Area after Division

Lot 1: GPIN: 104-3715-4360 (T.M. TBD) 1.7122 Ac. 74,585 Sq. Feet
Residue: GPIN: 104-2918-4191 (T.M. 19-41) 70.28 Ac. ± 3,091,299 Sq. Feet ±

Zone - Business Minimum Yard Requirements:

	Front Yard	Minimum Side Yard	Rear
Principal Structures:	20'		20'
*All Parking to Rear:	65'	20'	20'
Parking in Front:			
Accessory Structures, Parking and Drive Asides:		10'	10'

VIRGINIA CLERK'S OFFICE OF THE CIRCUIT COURT OF NEW KENT COUNTY RECORDED THIS 17TH DAY OF April 2017 AT 12:04 PM IN DB 655 PG 246 AMY P. CRUMP, CLERK RECORDED BY 522



Legend

—	Lines Hereby Created
○	Utility Pole
△	Guy Wire
○	Spike Set
●	Rod Found
⊙	Manhole

Surveyor's Certificate and Source of Title:

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I, David R. Gandy, do hereby certify to the best of my professional knowledge and belief, that this Commercial Subdivision is true and correct, and represent the findings of a field-run survey conducted during the month of March, 2017.

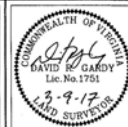
David R. Gandy 3-9-17
David R. Gandy Date

Gandy
& ASSOCIATES PC
Surveying and Mapping Services

(804) 370-2551 • Fax: (804) 366-2820
www.gandy-surveying.com
P.O. Box 15 • New Kent, VA 23124



Commercial Subdivision - Lot 1
Property of Bicounty Way, LLC
T.M. 19-41, GPIN: 104-2918-4191
Located in New Kent County VA.
DB 655, Pg. 1694 and DB 655, Pg. 1698



MAG. DISTRICT: Black Creek	COUNTY: NEW KENT
DETAIL SCALE: 1"=30'	Date: March 7, 2017
PARENT TRACT SCALE: 1"=200'	J.N.: 17-0054
SHEET: 1 OF 1	CHECKED BY: DRG
DRAWN BY: RIL	DATE
REV.	
Per County Comments	March 9, 2017