

VICINITY MAP SCALE: 1" = 2000'

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.

Pauline V. Phillips 8/29/00  
TERRY P. PHILLIPS 8/29/00

RAYMOND H. SUTTLE & ADRIAN G. DUPLANTIER, JR., TRUSTEES FOR 1ST ADVANTAGE FEDERAL CREDIT UNION D.B. 1114, PG. 786

STATE OF VIRGINIA CITY / COUNTY OF TO WIT:

A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS DAY OF MY COMMISSION EXPIRES:

NOTARY PUBLIC

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 IN THE NAMES OF: PAULINE V. PHILLIPS AND TERRY P. PHILLIPS, TRUSTEES, THE PHILLIPS FAMILY TRUST; AND WAS ACQUIRED FROM THE HENRY J. PHILLIPS AND PAULINE V. PHILLIPS REVOCABLE LIVING TRUST BY DEEDS DATED FEBRUARY 17, 1997 AND RECORDED IN DEED BOOK 954, PAGES 161 AND 165.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 1, 2001.

DAVID P. CAMPBELL, L.S. 14198 7/31/00 DATE

UTILITY NOTES: EACH PARCEL IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA. EACH PARCEL IS SERVED BY AN APPROVED SEPTIC DRAINFIELD SYSTEM.

STATE OF VIRGINIA COUNTY OF YORK TO WIT: Gina Barbieren, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29TH DAY OF AUGUST, 2000. MY COMMISSION EXPIRES: 7-31-04

NOTARY PUBLIC

STATE OF VIRGINIA COUNTY OF YORK TO WIT: Gina Barbieren, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 29TH DAY OF AUGUST, 2000. MY COMMISSION EXPIRES: 7-31-04

NOTARY PUBLIC

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL NETWORK MONUMENT : 04  
LOCATION : SEE VICINITY MAP  
COORDINATE VALUE (U.S. SURVEY FEET) : X-12,094,075.990  
ELEVATION OF STATION : 4.90' (N.G.V.D.) Y-3,399,638.194

NOTE: ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-3720F THE YORK COUNTY ZONING ORDINANCE.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA.

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE VACATION INVOLVING THREE EXISTING PARCELS OWNED BY PAULINE V. PHILLIPS AND TERRY P. PHILLIPS, TRUSTEES OF THE PHILLIPS FAMILY TRUST, IS SOLELY TO VACATE AN EXISTING, NONCONFORMING PARCEL AND TO ADJUST THE BOUNDARY LINE BETWEEN THE EXISTING PARCELS, THUS RESULTING IN TWO PARCELS OWNED BY THE SAME OWNERS. NO NEW LOT OR PARCEL IS BEING CREATED.

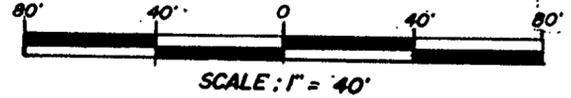
SINCE THIS BOUNDARY LINE ADJUSTMENT REDUCES THE DEGREE OF NONCONFORMITY, THE NEW LOT F WILL BE ELIGIBLE FOR A BUFFER MODIFICATION IN REGARDS TO CHESAPEAKE BAY PRESERVATION ACT (CBPA) REQUIREMENTS.

\*THIS PLAT RESUBDIVIDES LOTS F, 7-AI AND 8-BE OF THE ESTATE OF J. H. PRESSON (P. B. B, PG. 190) INTO TWO LOTS; LOTS F AND 8-BE.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTY OF PAULINE V. PHILLIPS AND TERRY P. PHILLIPS, TRUSTEES, THE PHILLIPS FAMILY TRUST\*

GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA  
MAY 3, 2000 SCALE: 1" = 40'

CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692



- PROPERTY LINE
- IRON PIPE FOUND
- IRON ROD SET
- EASEMENT
- R.P.A. R.M.A. DENOTES RESOURCE PROTECTION / MANAGEMENT AREA BOUNDARY
- BUILDING SETBACK LINE
- VACATED PROPERTY LINES

TAX ID.: 26H(1)-F, 26H(1)-7A1, 26H(1)-8BE  
FLOOD ZONE: AE (ELEV. 8 8 9)  
FLOOD MAP: 510182 0019 B DATED 12/16/88  
ZONING: RR (RURAL RESIDENTIAL)

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS

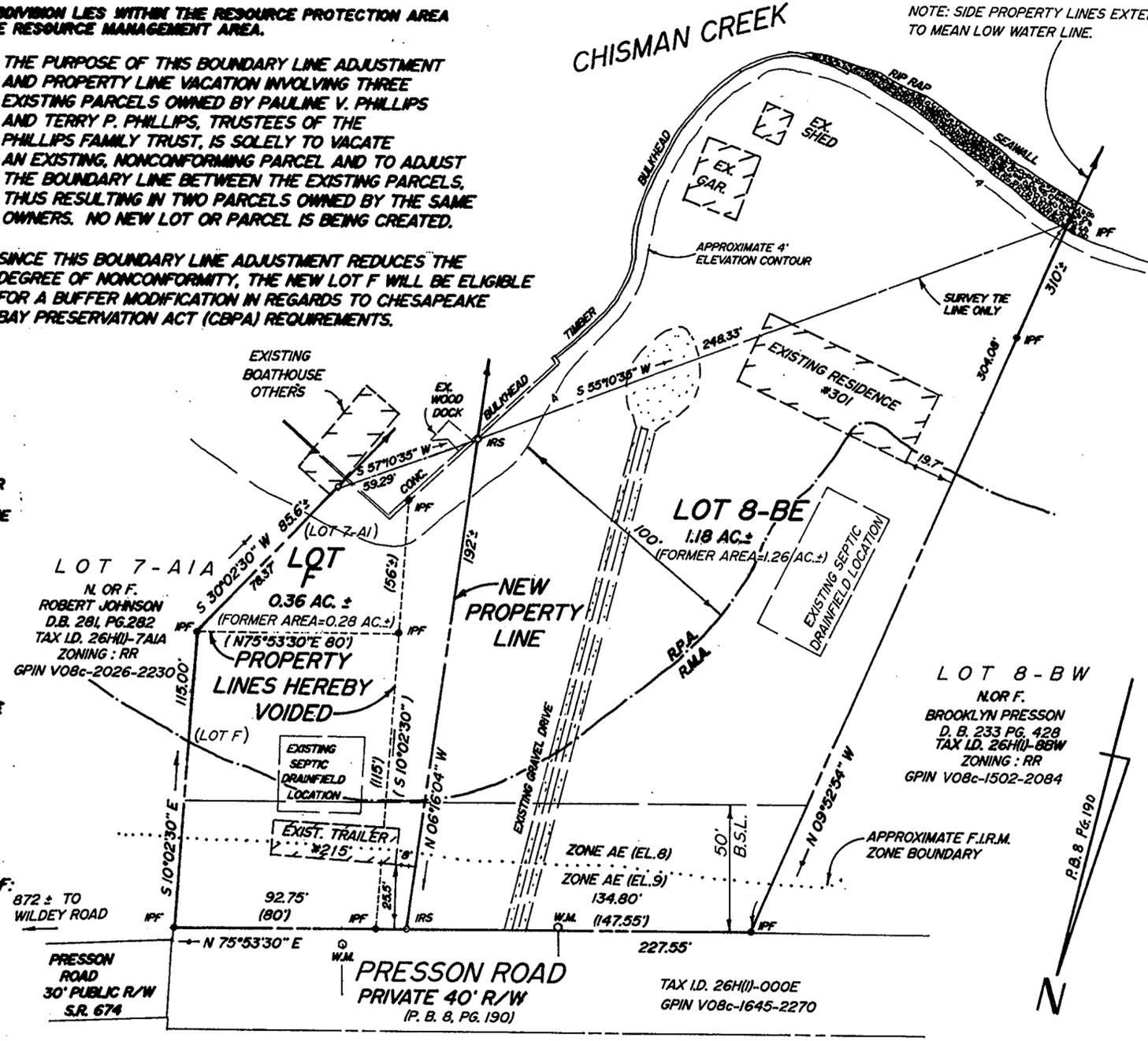
BY: Al Maddalena  
PLAT APPROVING AGENT

DATE: 2/15/01

STATE OF VIRGINIA COUNTY OF YORK  
IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 26 OF February 2001, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 13 PAGE 245

TESTE: Lynn S. Jenkins  
CLERK

BY: J. White D.C.



TOTAL AREA OF SUBDIVISION: 1.54 AC. ±

LOT F: GPIN V08c-1818-2255  
LOT 7-AI: GPIN V08c-1831-2174  
LOT 8-BE: GPIN V08c-1703-2092

BUILDING SETBACKS:  
FRONT = 50'  
SIDE = 20'  
REAR = 50'

REFERENCES:  
D. B. 954, PG. 161  
D. B. 954, PG. 165  
D. B. 339, PG. 529  
P. B. B, PG. 190

