

STATION 042

X-Y COORDINATES.: X= 12051247.375, Y= 3613951.988

STATION 043

X-Y COORDINATES.: X= 12052988.544, Y= 3609747.398

- NOTES:
1. THE PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON FLOOD PANEL 510182 0035B INDEX DATED 12/16/88
 2. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: R13 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 3. SETBACK REQUIREMENTS:
MINIMUM FRONT SETBACK: 30'
MINIMUM SIDE SETBACK: 12.5'
MINIMUM REAR SETBACK: 25'
 4. TOTAL BOUNDARY ADJUSTMENT AREA: 123,823 S.F.
2.84259 ACRES
 5. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTY OF
JOE C. BEST & ADDIE JEANETTE CARTER
NELSON DISTRICT - COUNTY OF YORK, VIRGINIA
SCALE 1"= 100' DATE: JANUARY 20, 2004

WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23602
P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
PHONE: (757)898-1057 FAX: (757)898-2862



VICINITY SKETCH: 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.

AREA OF LOTS 2.62243 AC.
AREA OF R/W 0.22016 AC.
TOTAL AREA 2.84259 AC.

Joe C. Best SR 4/12/04
JOE C. BEST DATE

Addie Jeanette Carter April 13, 2004
ADDIE JEANETTE CARTER DATE

NOTARY FOR OWNERS:
Michael Colasacco
A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 13th DAY OF April, 2004.



NOTARY PUBLIC
MY COMMISSION EXPIRES 5-31-08

TRUSTEES, EITHER OF WHOM MAY ACT, DEED OF TRUST DATED MAY 31, 1995, RECORDED AT DEED BOOK 847, PAGE 924. BENEFICIARY-NEWPORT NEWS MUNICIPAL MUNICIPAL EMPLOYEES CREDIT UNION, INC.

H. VINCENT CONWAY, JR., Trustee DATE
James L. Windsor Trustee 4/22/04
JAMES L. WINDSOR (Clerk) DATE

NOTARY FOR TRUSTEE:
Janet J. Linticum
A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK, VIRGINIA DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 28th DAY OF April, 2004.

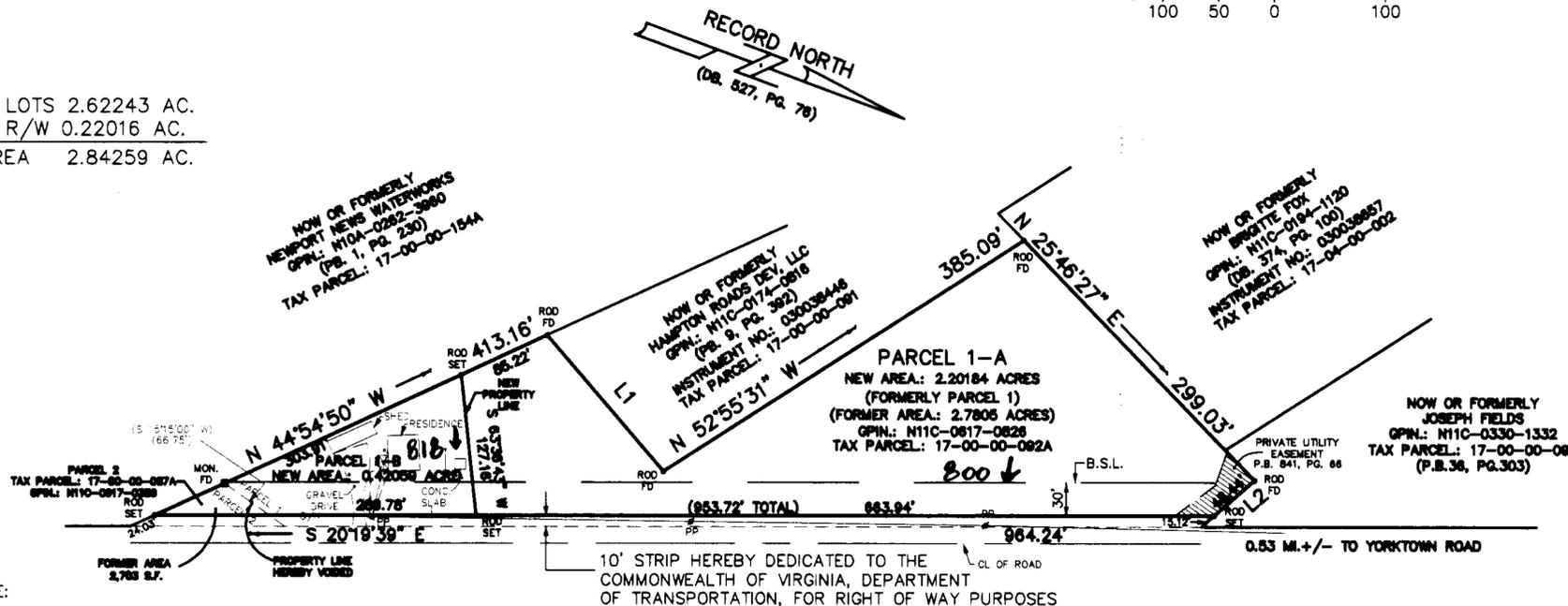
Janet J. Linticum
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/30/07

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL 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'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS AS FOLLOWS:
PARCEL 2 IS IN THE NAME OF JOE C. BEST AND ADDIE JEANETTE CARTER, AND WAS ACQUIRED FROM JOE C. BEST, SR. BY DEED DATED MAY 16, 2003, AND WAS RECORDED AS INSTRUMENT NO.: 030014925.
PARCEL 1 IS IN THE NAME OF JOE C. BEST AND ADDIE JEANETTE CARTER, AND WAS ACQUIRED FROM JOE C. BEST BY DEED DATED JULY 9, 2001, AND WAS RECORDED AS INSTRUMENT NO.: 010011730.

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

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 1, 2004.

Johnny S. Walters, III 3-31-04
JOHNNY S. WALTERS, III LAND SURVEYOR DATE



BAPTIST ROAD (30' R/W)
STATE ROUTE #660

TOTAL IMPERVIOUS SURFACE AREA = 2,281 S.F.
100% OF PARCEL 1-A
2% OF TOTAL BOUNDARY ADJUSTMENT AREA

NUMBER	BEARING	DISTANCE
L1	N 29°03'10" E	180.04'
L2	S 61°43'07" E	48.44'

LEGEND

- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
- INDICATES CONCRETE MONUMENT FOUND.
- DENOTES MINIMUM BUILDING SETBACK LINE
- DENOTES EXISTING YORK COUNTY DRAINAGE & UTILITIES EASEMENTS

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 5/4/04

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK THE 4th DAY OF May, 2004. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 040009181

TESTE: Lyan S. Jenkins CLERK
BY: Lisa Dwyer, D.C.

DATE: 12/22/03 JOB # 231085 CLIENT: BEST
SCALE: 1"=100' E.B. 271 Pg. 70 DRAWN BY: K.R.B.