

VICINITY MAP 1" = 2000'

LEGEND:

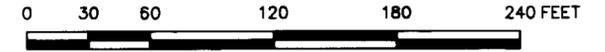
- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- (S84°12'29"W 103.88')--- DENOTES PROPERTY LINE HEREBY VOIDED.

BOUNDARY ADJUSTMENT OF THE PROPERTIES OF MARY B. SINCLAIR

BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
APRIL 16, 2004

C. E. Newbaker
SURVEYING & PLANNING, INC.

P.O. BOX 1298
YORKTOWN, VA. 23692
PH#: 804-694-0643
CELL: 757-509-0317



SCALE: 1" = 60'

SHEET 1 OF 2

THE BOUNDARY LINE ADJUSTMENT 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.

LAWRENCE G. CUMMING, SUCCESSOR TRUSTEE
OF THE MARY BAILEY SINCLAIR REVOCABLE TRUST AGREEMENT
(JANUARY 19, 1994)

SIGNED: *Lawrence G. Cumming* DATE: 4/21/04
LAWRENCE G. CUMMING, SUCCESSOR TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, Connie A. Sobieski, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, 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 21st DAY OF April, 2004

Connie A. Sobieski
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/30/2007



SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

TAX PARCEL 37G-01-00-000J

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MARY B. SINCLAIR, TRUSTEE OF THE MARY B. SINCLAIR TRUST AND WAS ACQUIRED FROM MARY B. SINCLAIR BY INSTRUMENT DATED APRIL 1, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA AS INSTRUMENT NUMBER 020005791.

TAX PARCEL 37G-01-00-000I

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MARY B. SINCLAIR, TRUSTEE OF THE MARY B. SINCLAIR TRUST AND WAS ACQUIRED FROM MARY B. SINCLAIR BY INSTRUMENT DATED APRIL 1, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA AS INSTRUMENT NUMBER 020005791.

TAX PARCEL 37G-03-00-000A

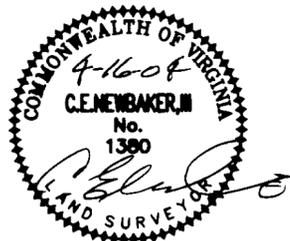
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TAX PARCEL 37G-01-00-000J1

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MARY B. SINCLAIR, TRUSTEE OF THE MARY B. SINCLAIR TRUST AND WAS ACQUIRED FROM MARY B. SINCLAIR BY INSTRUMENT DATED APRIL 1, 2002 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA AS INSTRUMENT NUMBER 020005791.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE DECEMBER 31, 2004.

SIGNED: *C.E. Newbaker, III* DATE: 4-16-04
C.E. NEWBAKER, III L.S.# 1380



THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY MARY B. SINCLAIR, TRUSTEE OF THE MARY B. SINCLAIR TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

- PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0043B, DECEMBER 16, 1988.
- PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
- PROPERTY IS ZONED R20, (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL).
- R20 MINIMUM LOT REQUIREMENTS:
MINIMUM FRONT YARD SETBACK = 40'
MINIMUM SIDE YARD SETBACK = 15'
MINIMUM REAR YARD SETBACK = 30'
- THIS SITE IS NOT WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena* DATE: 4/10/04
PLAT APPROVING AGENT

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 15th DAY OF June, 2004, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 040012467. 9:00 AM

TESTE: Lynn S. Jenkins
CLERK

BY: Archibald M. Chinnarsich, DC

PROPERTY IS ASSESSOR'S PARCEL NUMBER:
37G-01-00-000J; GPIN: U02B-3856-3324
37G-01-00-000I; GPIN: U02B-3414-3198
37G-03-00-000A; GPIN: U02B-3314-3285
37G-01-00-000J1; GPIN: U02B-3526-3220

TOTAL AREA OF BOUNDARY ADJUSTMENT = 7.575 AC.