

VICINITY MAP  
SCALE: 1"= 3000'

YORK COUNTY GEODETIC CONTROL MONUMENTS  
COORDINATES SHOWN ARE TAKEN FROM THE  
COUNTY OF YORK SURVEY MARK REFERENCE  
AND RECOVERY DATA SHEETS.  
UNITS - U.S. SURVEY FEET

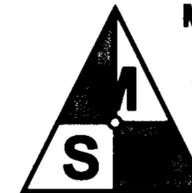
042	N3613951.988	E12051247.375
043	N3609747.398	E12052988.544
044	N3613559.739	E12049008.377
045	N3609698.212	E12046306.831

LEGEND

- IPF ○ DENOTES IRON PIPE FOUND
- IRF ○ DENOTES IRON ROD FOUND
- CMF □ DENOTES CONCRETE MONUMENT FOUND
- VDH □ DENOTES VA DEPARTMENT OF HIGHWAYS MONUMENT FOUND
- IRS ● DENOTES IRON SET W/ CAP
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA

BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
BETTY J. HAMM  
AND THE HEIRS OF  
JAMES W. HICKMAN

NELSON DISTRICT COUNTY OF YORK, VIRGINIA  
DATE: NOVEMBER 24, 2003 SCALE: 1"=30'  
PROJECT NUMBER: 03-033  
SHEET 1 OF 2



MICHAEL SURVEYING  
& MAPPING, P.C.  
610 THIMBLE SHOALS BLVD  
SUITE 203-D  
NEWPORT NEWS, VA. 23606  
TEL 757.873.1762  
FAX 757.873.1772

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.

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UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF  
ANY.

BY: Betty J. Hamm 12-2-03  
BETTY J. HAMM DATE

NOTARY

I, Allison M. Schneider, 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 2<sup>nd</sup> DAY OF December, 2003.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES June 30, 2007.

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE  
REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE  
OF 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: TAX PARCEL 17-00-00-048 IS IN  
THE NAME OF BETTY J. HAMM, SINGLE, AND WAS ACQUIRED FROM  
JAMES W. ELLIOTT, SPECIAL COMMISSIONER, BY DEED DATED  
SEPTEMBER 20, 1999, AND DULY RECORDED IN THE CLERKS OFFICE  
OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, DEED  
BOOK 1125, PAGE 43; TAX PARCEL 17-00-00-049 IS IN THE NAME  
OF JAMES W. HICKMAN AND WAS ACQUIRED FROM EDWARD V. TAYLOR  
AND CHARITY TAYLOR BY DEED DATED MAY 18, 1953 AND DULY  
RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE  
COUNTY OF YORK, VIRGINIA, IN DEED BOOK 106, PAGE 482. JAMES W.  
HICKMAN DIED INTESTATE IN 1974 LEAVING MARY E. HICKMAN AS HIS  
WIDOW AND THE FOLLOWING CHILDREN AS HIS SOLE HEIRS AT LAW;  
SHEILA HICKMAN, CONNIE HICKMAN, LEO HICKMAN, ARTHUR HICKMAN,  
VERONICA HICKMAN JORDAN AND JAMES HICKMAN, JR. I CERTIFY  
THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT  
WILL BE SET ON OR BEFORE NOVEMBER 1, 2004.

Paul W. Michael, Jr. 11/24/03  
PAUL W. MICHAEL, JR., L.S. DATE  
VIRGINIA LAND SURVEYOR NO. 002438

WATER:

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

SEWER:

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

BY: Mary E. Hickman 11/27/03  
MARY E. HICKMAN DATE

BY: Sheila Hickman 11/27/03  
SHEILA HICKMAN DATE

BY: Connie Hickman 11/27/03  
CONNIE HICKMAN DATE

BY: Leo Hickman 11/27/03  
LEO HICKMAN DATE

BY: Arthur Hickman 11/27/03  
ARTHUR HICKMAN DATE

BY: Veronica Hickman Jordan 11/27/03  
VERONICA HICKMAN JORDAN DATE

BY: James Hickman, Jr. 11/27/03  
JAMES HICKMAN, JR. DATE

NOTARY

I, Allison M. Schneider, A NOTARY PUBLIC IN AND  
FOR THE STATE OF 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.

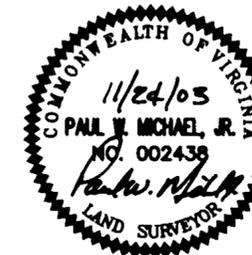
GIVEN UNDER MY HAND THIS 27<sup>th</sup> DAY OF November, 2003.

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES June 30, 2007.

NOTES:

- PROPERTY IS ALL OF TAX PARCEL NO. 17-00-00-048, GPIN NO. M11D-4409-0827 AND TAX PARCEL 17-00-00-049, GPIN NO. M11D-4419-0899.
- TOTAL AREA TO BE OF BOUNDARY LINE ADJUSTMENT = 0.696 ACRES.
- FLOOD ZONES:  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF YORK, VIRGINIA, COMMUNITY PANEL NUMBER 510182 0035B DATED DECEMBER 16, 1988.
- PROPERTY IS ZONED - R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)  
MINIMUM SETBACKS: FRONT YARD 30'  
SIDE YARD 12.5'  
REAR YARD 25'
- NONE OF THE AREA CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEEDS RECORDED CONTEMPORANEOUSLY HEREWITH 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 BETTY J. HAMM AND JAMES W. HICKMAN AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THIS PROPERTY MAY BE SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD.



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena, PLAT APPROVING AGENT

DATE: 7/23/04

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE  
COUNTY OF YORK THE 19<sup>th</sup> DAY OF August, 2004  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE  
LAW DIRECTS, AS INSTRUMENT NO. 040017670

TESTE: Lynn S. Jenkins, CLERK 11:36 AM  
BY: Anchalee M. Chinnawich, D.C.