

VICINITY MAP SCALE: 1" = 2000'

YORK COUNTY REFERENCE MONUMENTS (COORDINATES SHOWN ARE IN U.S. SURVEY FEET)

YORK COUNTY DISK #113-RESET
N= 3,575,484.683
E=12,089,213.561

YORK COUNTY DISK #117
N= 3,575,699.750
E=12,092,230.626

TABLE OF AREAS

PARCEL	ORIGINAL AREA	AREA AFTER ADJUSTMENT
PARCEL "A"	22,093 SQ.FT. OR 0.507 ACRE	20,355 SQ.FT. OR 0.467 ACRE
PARCEL "B"	11,228 SQ.FT. OR 0.258 ACRE	12,797 SQ.FT. OR 0.294 ACRE
PARCEL 1	19,948 SQ.FT. OR 0.458 ACRE	19,598 SQ.FT. OR 0.450 ACRE
UNKNOWN PARCEL A2	794 SQ.FT. OR 0.018 ACRE	0,000 SQ.FT. OR 0.000 ACRE
UNKNOWN PARCEL 1A	942 SQ.FT. OR 0.022 ACRE	0,000 SQ.FT. OR 0.000 ACRE
R/W DEDICATION	0,000 SQ.FT. OR 0.000 ACRE	2,255 SQ.FT. OR 0.052 ACRE
TOTAL SUBDIVIDED AREA	55,005 SQ.FT. OR 1.263 ACRE	55,005 SQ.FT. OR 1.263 ACRE

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF
GARY C. SMITH, TRUSTEE OF THE
GARY C. SMITH REVOCABLE LIVING TRUST
MAXINE B. BROWN AND
JAMES C. & JEAN D. HOPSON
SCALE: 1" = 30' DATE: JUNE 12, 2006
BETHEL DISTRICT - YORK COUNTY - VIRGINIA

PRECISION MEASUREMENTS, INC.
SURVEYORS • GPS • GIS
813 DILIGENCE DRIVE, SUITE 119
NEWPORT NEWS, VIRGINIA 23606
(757) 595-7570 (757) 595-7571 FAX
SHEET 1 OF 2

REFERENCES:

- UNRECORDED PLAT OF THE PROPERTY OF JAMES C. AND JEAN HOPSON, PARCEL OF LAND CONTAINING 0.457 ACRES LOCATED ON YORKTOWN ROAD, PREPARED BY JOHNSON BAIRD & ASSOCIATES, DATED MARCH 30, 1985.
- UNRECORDED PLAT OF THE PROPERTY OF JAMES FLOYD HOPSON, PARCEL OF LAND CONTAINING 66.191 SQ.FT.± LOCATED IN BETHEL MAGISTERIAL DIST., PREPARED BY JOHNSON BAIRD & ASSOCIATES, DATED NOVEMBER 27, 1985.
- D.B. 788, PG. 178; P.B. 11, PG. 682; P.B. 12, PG. 571; INST. #040010521 AND INST. #050003023.

NOTES:

- THE MERIDIAN SOURCE IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).
- PROPERTY LINE INFORMATION IS BASED ON VARIOUS PLATS AND DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS. EXISTING RIGHT-OF-WAY INFORMATION IS BASED ON VARIOUS PLATS AND DEEDS OF RECORD AND ACTUAL FIELD MEASUREMENTS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ALL PHYSICAL IMPROVEMENTS, NOR ALL EASEMENTS AND RESTRICTIONS THAT MAY AFFECT THE PROPERTY.
- SUBJECT PROPERTIES ARE ZONED RR (RURAL RESIDENTIAL). THE MINIMUM REQUIRED SETBACKS ARE 50' (FRONT), 20' (SIDE) AND 50' (REAR).
- THIS PROPERTY APPEARS TO BE IN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, ZONE AE, BASE FLOOD ELEVATIONS DETERMINED (EL 8) AND IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 510182 0041B. EFFECTIVE DATE DECEMBER 16, 1988.
NO LAND IN THIS BOUNDARY ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, RELOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOODPLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.
- THIS PROPERTY APPEARS TO BE IN THE RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10 ET SEQ.) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED 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 GARY C. SMITH, TRUSTEE OF THE GARY C. SMITH REVOCABLE LIVING TRUST, MAXINE B. BROWN, AND JAMES C. & JEAN D. HOPSON AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

PARCEL A
Gary C. Smith 13 Jun 2006
GARY C. SMITH, TRUSTEE DATE

PARCEL B
Maxine B. Brown 6-13-2006
MAXINE B. BROWN DATE

STATE OF Virginia
CITY OF Newport News TO WIT:

I, Michelle G. Peters, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Gary C. Smith and Maxine B. Brown WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 13th DAY OF June, 2006, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13 DAY OF June, 2006
SIGNED: Michelle G. Peters, MY COMMISSION EXPIRES: 6/30/09
NOTARY PUBLIC



PARCEL 1
James C. Hopson 6/13/06
JAMES C. HOPSON DATE

Jean D. Hopson 6/13/06
JEAN D. HOPSON DATE

STATE OF Virginia
CITY OF Newport News, TO WIT:

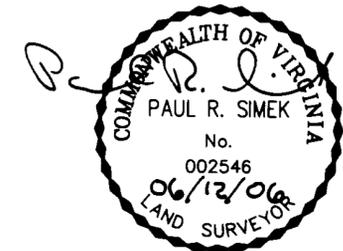
I, Michelle G. Peters, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT James C. Hopson & Jean D. Hopson WHOSE NAME IS SIGNED TO THE FORGOING WRITING BEARING DATE THE 13 DAY OF June, 2006, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 13 DAY OF June, 2006
SIGNED: Michelle G. Peters, MY COMMISSION EXPIRES: 6/30/09
NOTARY PUBLIC



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 "A" IS IN THE NAME OF GARY C. SMITH, TRUSTEE OF THE GARY C. SMITH REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM DONALD DUANE SMITH (GARY CARLTON SMITH, CONSERVATOR) BY DEED DATED JANUARY 11, 2005 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT #050003023; PARCEL "B" IS IN THE NAME OF MAXINE B. BROWN (FORMERLY MAXINE B. SMITH) AND WAS ACQUIRED FROM BENJAMIN O. SMITH & MAXINE B. SMITH BY DEED DATED MARCH 23, 1969 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 264 AT PAGE 506 AND DEED BOOK 871 AT PAGE 764; PARCEL 1 AND TAX PARCEL NUMBER 31-00-00-032C ARE IN THE NAME OF JAMES C. HOPSON AND JEAN D. HOPSON, HUSBAND AND WIFE, AND WERE ACQUIRED FROM SUSANNA R. HOPSON BY DEED DATED OCTOBER 30, 1985 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 427 AT PAGE 594.

I CERTIFY THAT ALL IRON PINS, AS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT, HAVE BEEN CORRECTLY LOCATED AND INSTALLED.



Paul R. Simek 06/12/06
PAUL R. SIMEK, L.S. DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: Al Maddalena
PLAT APPROVING AGENT
DATE: 10/2/06

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 10th DAY OF Oct, 2006. THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 060025368.
TESTE: Lynn S. Jenkins CLERK
BY: Al Maddalena