



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

PORTIONS OF THIS PROPERTY ARE WITHIN LANDS DESIGNATED BY YORK COUNTY AS CHESAPEAKE BAY PRESERVATION AREAS (CBPA). 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) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THE SUBJECT PROPERTY IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED.

THE SUBJECT PARCELS ARE ZONED R13 - HIGH DENSITY SINGLE FAMILY RESIDENTIAL - THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:

FRONT YARD: 30' (FEET)
SIDE YARD: 12.5' (FEET)
REAR YARD: 25' (FEET)

TRUSTEE'S CONSENT:

BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF McCALÉ DEVELOPMENT CORPORATION AND LILLIAN F. FOX

NELSON DISTRICT
COUNTY OF YORK, VIRGINIA

ALFONSO & ASSOCIATES, INC.
Surveying & Land Development Planning

729 THIMBLE SHOALS BLVD. SUITE 2A
NEWPORT NEWS VIRGINIA 23606
DATE: SEPTEMBER 16, 2008

SHEET 1 OF 2

PLAT SUBJECT TO EASEMENTS, DEDICATIONS, RESTRICTIONS AND COVENANTS OF RECORD.

REFERENCE : INSTRUMENT #060016509 AND D.B. 113, PG. 103

GPIN: N10b-3773-4722 AND N10b-3390-4503

TAX MAP: 18-00-00-006 AND 18-00-00-005

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 LILLIAN F. FOX AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

Δ YORK COUNTY PRIMARY GEODETIC CONTROL NETWORK STATION 043.
E = 12,052,988.544
N = 3,609,747.398
ELEV. = 60.08'

PROPERTIES SHOWN APPEAR WITHIN FLOOD ZONE X, A NON SPECIAL FLOOD HAZARD AREA OUTSIDE THE 500-YEAR FLOOD PLAIN, AS DEPICTED ON PANEL 0032B OF NATIONAL FLOOD INSURANCE PROGRAM MAP DATED DECEMBER 16, 1988 FOR COMMUNITY No.510182.

THE PLATTING OF THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES:

McCAlÉ DEVELOPMENT CORPORATION,
A VIRGINIA CORPORATION

Lewis A. McMurrin, III
LEWIS A. McMURRAN, III
PRESIDENT

10/06/2008
DATE

STATE OF VIRGINIA TO WIT:

I F. Forrest C. Miller, A NOTARY PUBLIC IN AND FOR THE STATE AFOREMENTIONED, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 6TH DAY OF OCTOBER 2008.

F. Forrest C. Miller
NOTARY PUBLIC
REGISTRATION No. 320542

MY COMMISSION EXPIRES August 31, 2010

Lillian F. Fox
LILLIAN F. FOX
DATE 10/7/2008

STATE OF VIRGINIA TO WIT:

I B.M. Miller, A NOTARY PUBLIC IN AND FOR THE STATE AFOREMENTIONED, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 7TH DAY OF October 2008.

B.M. Miller
NOTARY PUBLIC
REGISTRATION No. 208794

MY COMMISSION EXPIRES March 31, 2009

APPROVED:

Bruce A. Williams
VIRGINIA DEPARTMENT
OF TRANSPORTATION
DATE 10/14/08

Gerald L. Passaro
GERALD L. PASSARO, SOLE ACTING TRUSTEE

10/07/08
DATE

BENEFICIARY: TOWNEBANK
DEED OF TRUST DATED: JUNE 19, 2003
RECORDED AS INSTRUMENT No. 030019264
MODIFIED DEC. 21, 2005 - INSTRUMENT No. 050032267
MODIFIED JULY 10, 2006 - INSTRUMENT No. 060016510

STATE OF VIRGINIA TO WIT:

I Nancy R. Lee, A NOTARY PUBLIC IN AND FOR THE STATE AFOREMENTIONED, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 7TH DAY OF September 2008.

Nancy R. Lee
NOTARY PUBLIC
REGISTRATION No. 150876 expires 12/31/2009

AREA TABULATION TABLE		
	PARCEL A	PARCEL B
FORMER LOT AREA	515,536 S.F. = 11.8351 AC.	3,450 S.F. = 0.0792 AC.
NEW LOT AREA	501,556 S.F. = 11.5141 AC.	11,554 S.F. = 0.2652 AC.
R/W DEDICATION AREA	5,376 S.F. = 0.1234 AC.	500 S.F. = 0.0115 AC.
TOTAL RIGHT OF WAY DEDICATION AREA	5,876 S.F. = 0.1349 AC.	
TOTAL SUBDIVISION AREA	518,987 S.F. = 11.9143 AC.	

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: PARCEL WITH TAX MAP #18-00-00-006 IS IN THE NAME OF McCAlÉ DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION, ACQUIRED FROM SHERI ROBINSON DAVIS, BY DEED DATED JUNE 20, 2006, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA AS INSTRUMENT No. 060016509.

PARCEL WITH TAX MAP #18-00-00-005 IS IN THE NAME OF LILLIAN F. FOX, ACQUIRED FROM ESTHER ROBINSON, WIDOW OF ANTHONY ROBINSON, et als, BY DEED DATED SEPTEMBER 14, 1956, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA IN DEED BOOK 113 AT PAGE 103.

I CERTIFY THAT ALL LOT CORNERS HAVE BEEN OR WILL BE MARKED WITH PERMANENT IRON RODS OR PIPES, AS DEPICTED ON SHEET 2, ON OR BEFORE OCTOBER 30, 2008.



J. J. Alfonso
J. J. ALFONSO, C.L.S.
DATE 10/6/08

A P P R O V E D

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 10/15/08

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS THIS 16th DAY OF Oct 2008.

INSTRUMENT # 080023788 1:25PM

TESTE: Lyan S. Mendibur, CLERK
BY: *[Signature]*

2008 OCT 16 PM 1:25