

PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF  
**ROBERT D. BOLDEN et ux** **501**  
**AND**  
**LAND VENTURE DEVELOPERS AND BUILDERS, INC.**  
 COUNTY OF YORK, VIRGINIA

**JOHNSON • BAIRD AND ASSOCIATES**  
 CIVIL ENGINEERING AND LAND SURVEYING  
 1538 WEST QUEEN STREET — HAMPTON, VIRGINIA — 23669-3645 — PHONE (757) 827-7208 — FAX (757) 827-7503

**SCALE: 1" = 100'**      **DATE** January 10, 1997      **SHEET** 1  
**FILE NO. 91-042**      **OF** 1



**LEGEND:**  
 ○ INDICATES IRON PIPE FOUND  
 ● INDICATES IRON PIPE SET  
 □ INDICATES CONCRETE MONUMENT

**LEGAL REFERENCES:**  
 DEED BOOK 240, PAGE 717  
 DEED BOOK 241, PAGE 178  
 DEED BOOK 930, PAGE 471

**TAX MAP: 37 PARCELS 15 & 16**

**AREAS OF EXCHANGE**  
 A. FROM LVDB, INC. TO BOLDEN = 0.7252 ACRE  
 B. FROM BOLDEN TO LVDB, INC. = 0.3633 ACRE  
 NET TO BOLDEN = 0.3619 ACRE

TOTAL EXCHANGED = 1.0686 ACRE  
 AREA OF BOLDEN PARCEL AFTER ADJUSTMENT = 6.9328 ACRES (FORMERLY 6.5709 ACRES)  
 AREA OF LVDB, INC. PARCEL AFTER ADJUSTMENT = 58.2488 ACRES (FORMERLY 58.6107 ACRES)  
 TOTAL AREA WITHIN PARCELS = 65.1816 ACRES

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 ROBERT D. BOLDEN et ux AND LAND VENTURE DEVELOPERS AND BUILDERS, INC. AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

SUBJECT TO EASEMENTS, RW'S AND COVENANTS OF RECORD

**APPROVED**  
**YORK COUNTY BOARD OF SUPERVISORS**  
 BY: John T. Blinn, PE  
**PLAT APPROVING AGENT**  
 DATE: 8-7-97

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 7th DAY OF August, 1997, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 12, PAGE 501.

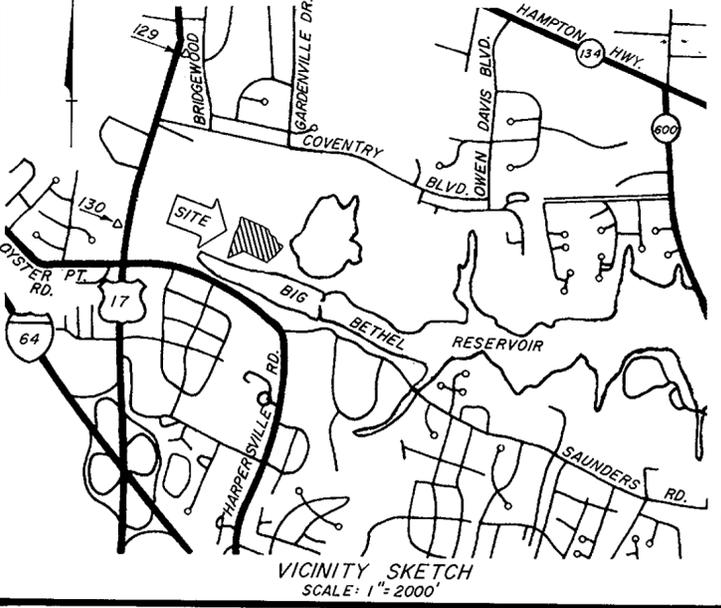
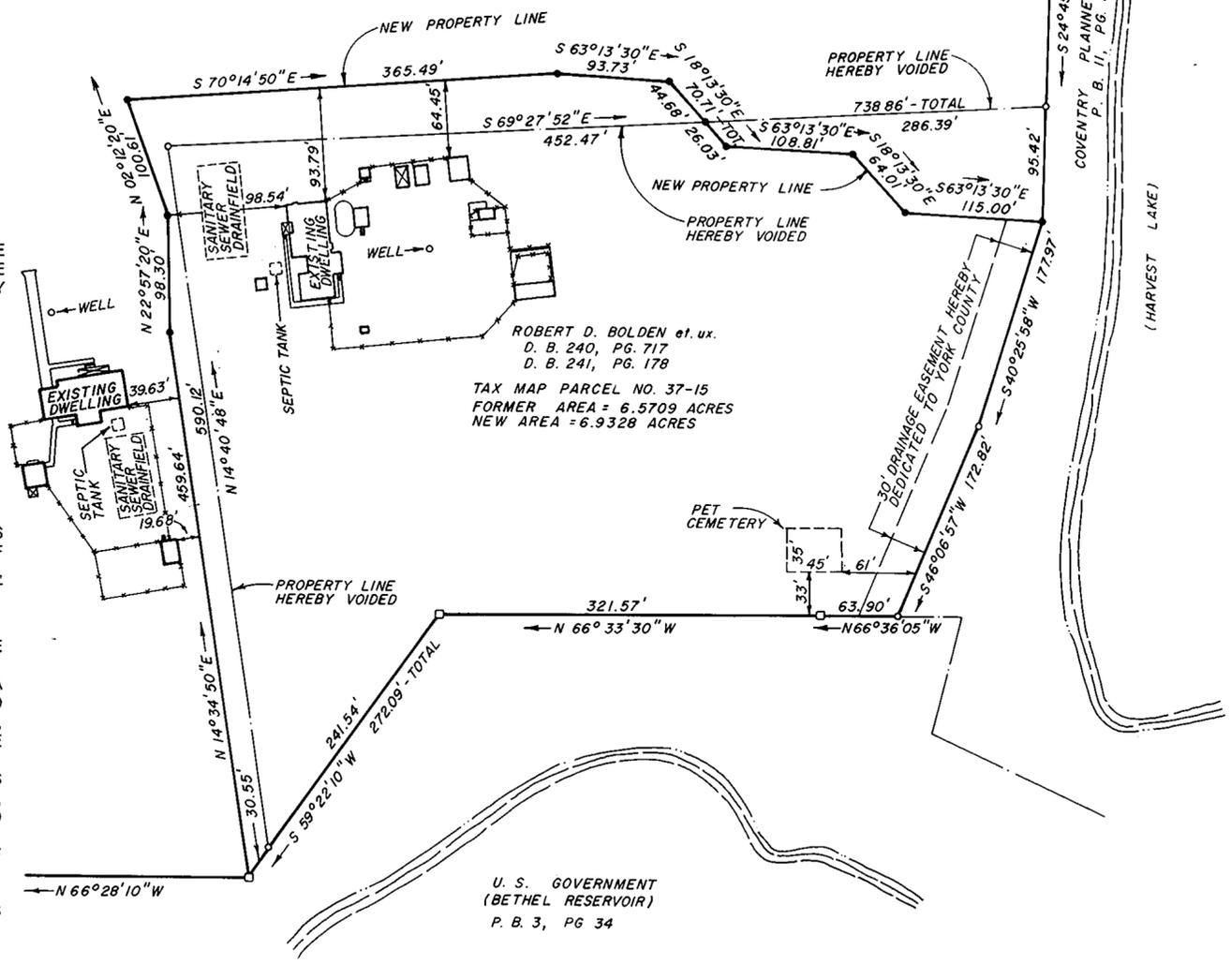
TESTE: Nancy B. Kane CLERK  
 BY: Quinde S. Hughes DEPUTY CLERK  
 DB 962 PG 367

**PRIMARY GEODETIC CONTROL NETWORK OF YORK COUNTY, VIRGINIA (MARCH 1989)**  
 STATION 129: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 129". THE DISK IS LOCATED 20.0' EAST OF THE EDGE OF THE CONCRETE PAVEMENT OF THE NORTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 19.5' NORTH OF THE CENTER LINE OF GORDON LANE (PRIVATE GRAVEL ROAD). (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078902.396 EASTING, 3568920.929 NORTHING).  
 STATION 130: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 130". THE DISK IS LOCATED 25.0' WEST OF THE CENTER LINE OF THE SOUTHBOUND LANES OF ROUTE 17 (GEORGE WASHINGTON HIGHWAY), 45.0' NORTHEAST OF UTILITY POLE #XL-79. (VIRGINIA STATE PLANE COORDINATES - SOUTH ZONE = 12078167.888 EASTING, 3566391.839 NORTHING).

**FLOOD ZONE DESIGNATION:**  
 THE PROPERTY SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT IS LOCATED IN ZONE X, AND ZONE A AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0039 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

**RPA - RMA DESIGNATION:**  
 NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

LAND VENTURE DEVELOPERS AND BUILDERS, INC.  
 D.B. 930, PG. 471  
 FORMER AREA = 58.6107 ACRES  
 NEW AREA = 58.2488 ACRES  
 TAX MAP PARCEL NO. 37-16



THIS BOUNDARY LINE ADJUSTMENT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Robert D. Bolden 7-16-97  
 ROBERT D. BOLDEN DATE  
Lavenia Rollins Bolden 7-21-97  
 LAVENIA ROLLINS BOLDEN DATE

LAND VENTURE DEVELOPERS AND BUILDERS, INC.,  
 A VIRGINIA CORPORATION  
 BY: Johnny V. Hogg, President 7/15/97  
 JOHNNY V. HOGG, PRESIDENT DATE

STATE OF VIRGINIA TO WIT:  
Thomas A. Guynn, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.  
 GIVEN UNDER MY HAND THIS 15th DAY OF July, 1997.  
Thomas A. Guynn  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11/31 1999

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF BOUNDARY LINE ADJUSTMENTS 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 PLAT IS IN THE NAMES OF:  
 1. ROBERT D. BOLDEN et ux AND WAS ACQUIRED FROM LAVENIA ROLLINS BOLDEN AND ROBERT D. BOLDEN HER HUSBAND, BY DEED DATED FEBRUARY 8, 1972 AND DULY RECORDED IN DEED BOOK 241, PAGE 178 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.  
 2. LAND VENTURE DEVELOPERS AND BUILDERS, INC. AND WAS ACQUIRED FROM ROBERT D. BOLDEN AND LAVENIA ROLLINS BOLDEN, AKA LAVENIA ROLLINS BOLDEN HUSBAND AND WIFE, BY DEED DATED JANUARY 2, 1997 AND DULY RECORDED IN DEED BOOK 930, PAGE 471 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND IRON PIPES AS SHOWN ON THIS PLAT HAVE BEEN SET.

Roland D. Baird 1/10/97  
 ROLAND D. BAIRD, LS. DATE

**UTILITY NOTES**  
 WATER: THE ADJUSTED PARCELS SHOWN HEREON ARE SERVED BY EXISTING APPROVED PRIVATE WELLS.  
 SEWER: THE ADJUSTED PARCELS SHOWN HEREON ARE SERVED BY EXISTING APPROVED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS.



**DRAINAGE AND UTILITY EASEMENT NOTE:**  
 DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.