

PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES OF LAND VENTURE DEVELOPERS & BUILDERS, INC. (YORK MEADOWS, SECTION SIX, LOT 99) AND PENINSULA VETERINARY ASSOC. LTD.

BETHEL DISTRICT COUNTY OF YORK, VIRGINIA

JOHNSON - BAIRD AND ASSOCIATES CIVIL ENGINEERING AND LAND SURVEYING 1538 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645 - PHONE (757) 827-7208 - FAX (757) 827-7503

SCALE: 1" = 100' DATE: MAY 22, 2000 SHEET 1 OF 1 FILE: 91-042AJ



LEGEND: ● INDICATES IRON PIPE FOUND ○ INDICATES IRON PIPE SET

LEGAL REFERENCES: DEED BOOK 930, PG. 471 (YORK MEADOWS, SECTION SIX) PLAT BOOK 13, PGS. 126 & 127 (YORK MEADOWS, SECTION SIX) DEED BOOK 332, PG. 15 (PENINSULA VETERINARY ASSOC., LTD.) PLAT BOOK 9, PAGE 242 (PENINSULA VETERINARY ASSOC., LTD.)

TAX MAP PARCEL NOS. TAX MAP PARCEL NO. 37-(52)-6-99, GPIN S02d-3697-1911 TAX MAP PARCEL NO. 37-(4)-4, GPIN S02d-3581-2018

AREA OF ADJUSTMENT FROM LVDB, INC. TO PENINSULA VETERINARY ASSOC., LTD. = 14,963 SQ. FT. AREA OF LAND VENTURE DEVELOPERS AND BUILDERS, INC. (YORK MEADOWS, SECTION SIX, LOT 99) AFTER ADJUSTMENT = 19,882 SQ. FT. (FORMERLY 34,845 SQ. FT.) AREA OF PENINSULA VETERINARY ASSOC., LTD. AFTER ADJUSTMENT = 44,881 SQ. FT. (FORMERLY 29,918 SQ. FT.)

THE LAND TO BE CONVEYED 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 THE PENINSULA VETERINARY ASSOC., LTD. AT THE TIME OF THIS CONVEYANCE.

SUBJECT TO EASEMENTS, R/W'S AND COVENANTS OF RECORD LOT 99 IS ZONED R13 (SINGLE FAMILY RESIDENTIAL) AND THE PARCEL BELONGING TO PENINSULA VETERINARY ASSOCIATES, LTD. IS ZONED GB (GENERAL BUSINESS).

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: Al Maddalena PLAT APPROVING AGENT DATE: 9/14/00

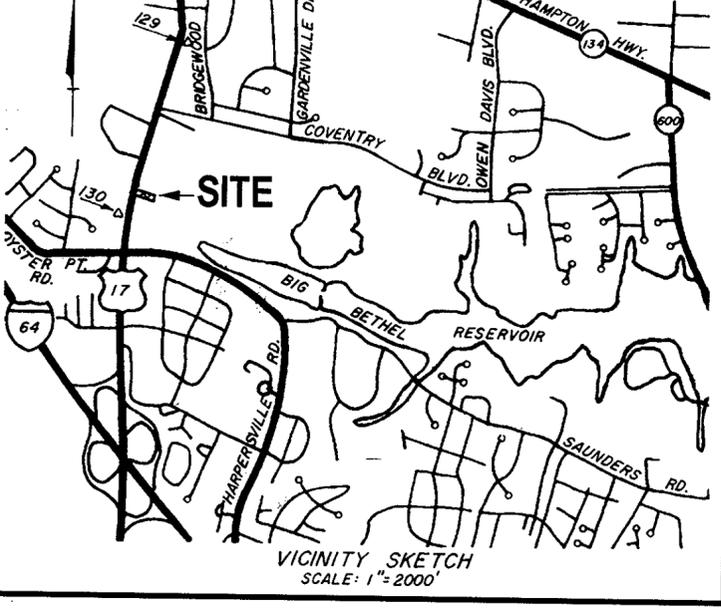
STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, ON THIS 26 DAY OF September, 2000, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, IN PLAT BOOK 13 PAGE 177.

TESTE: Lynn S. Jenkins CLERK BY: Stacy White DEPUTY CLERK

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 ADJUSTED PARCELS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT PLAT ARE LOCATED IN ZONE X, AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510182-0039 B, MAP EFFECTIVE DATE DECEMBER 16, 1988.

RPA - RMA DESIGNATION: THE ADJUSTED PARCELS SHOWN ON THIS BOUNDARY LINE ADJUSTMENT ARE NOT WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.



GRID NORTH VIRGINIA COORDINATE SYSTEM ESTABLISHED FROM YORK COUNTY CONTROL

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

LAND VENTURE DEVELOPERS AND BUILDERS, INC., A VIRGINIA CORPORATION BY: Johnny V. Hogg - President 8/10/00 DATE

PENINSULA VETERINARY ASSOC., LTD. A VIRGINIA CORPORATION BY: Thomas B. Huddleston, D.V.M., President 9/16/00 DATE

STATE OF VIRGINIA TO WIT: I, Amy E. Brian, 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 10th DAY OF August, 2000. Amy E. Brian NOTARY PUBLIC MY COMMISSION EXPIRES 12/31/02

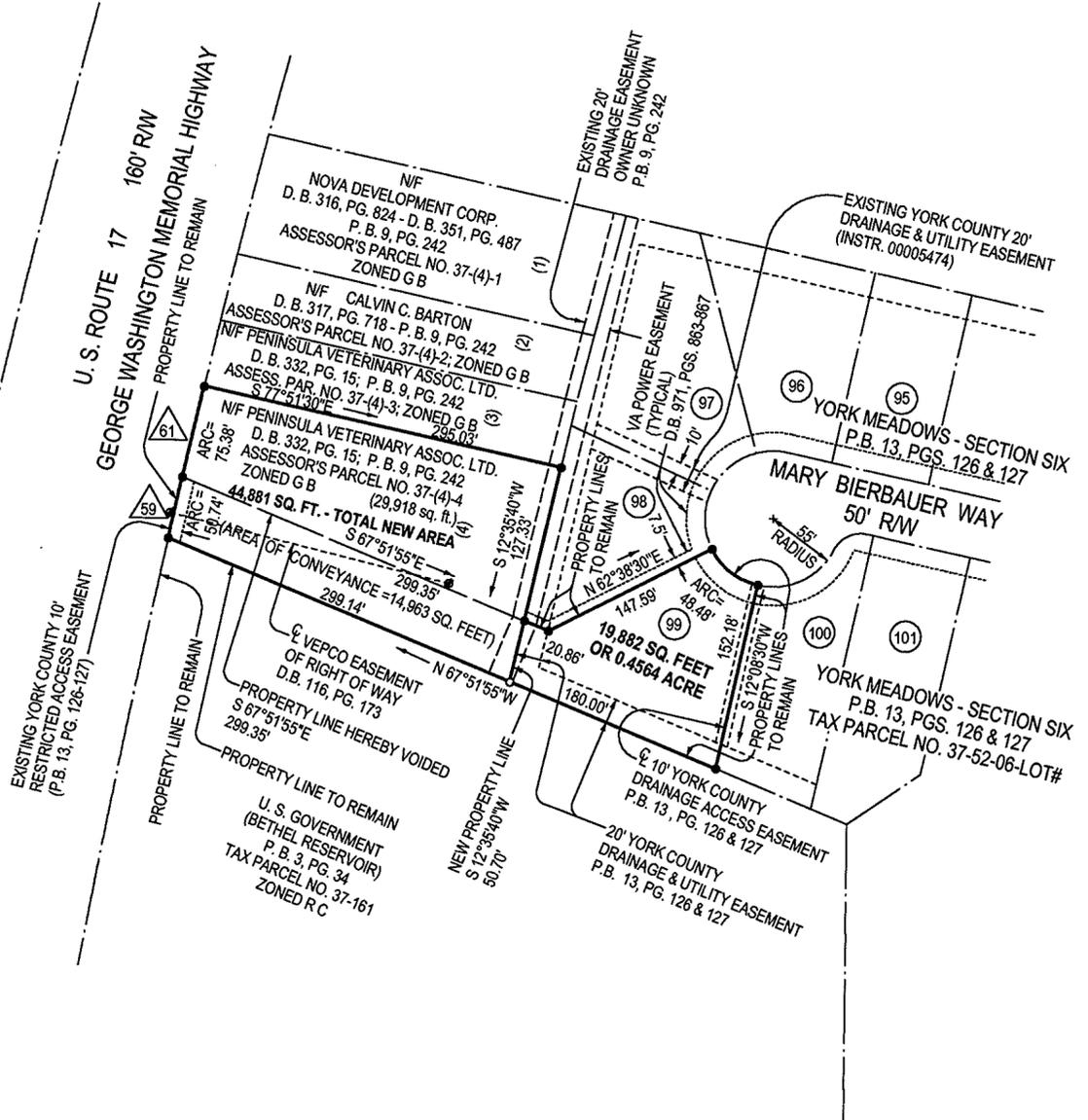
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF BOUNDARY LINE ADJUSTMENTS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THE ADJUSTED PARCELS OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS IN THE NAMES OF: 1. LAND VENTURE DEVELOPERS AND BUILDERS, INC., AND WAS ACQUIRED FROM ROBERT D. BOLDEN AND LAVINIA 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. 2. PENINSULA VETERINARY ASSOCIATES, LTD. AND WAS ACQUIRED FROM GERTRUDE ROLLINS, WIDOW, BY DEED DATED AUGUST 14, 1979 AND DULY RECORDED IN DEED BOOK 332, PAGE 15 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA.

I CERTIFY THAT THE IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2000.

Roland D. Baird 05/22/00 DATE ROLAND D. BAIRD, LS.



UTILITY NOTES WATER: THE ADJUSTED PARCELS SHOWN HEREON ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS SEWER: THE ADJUSTED PARCELS SHOWN HEREON ARE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK



CURVE DATA table with columns: NO., ARC, RADIUS, TANGENT, DELTA, CHORD, CHORD BEARING. Rows include data for arcs 59 and 61.