

PLAT SHOWING
BOUNDARY LINE ADJUSTMENT
BETWEEN LOT 1 CHESAPEAKE WATCH
AND THE PROPERTY OF
CATHERINE WEAVER

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA
DATE: OCTOBER 15, 2001 SCALE 1" = 100'

SHEET 1 OF 1

**LANDMARK
DESIGN GROUP**

Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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THE PROPERTY SHOWN HEREON IS ZONED RR
(RURAL RESIDENTIAL DISTRICT).

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD= 50'
SIDE YARD= 20'
REAR YARD= 50'

NOTE:
NEAREST YORK COUNTY MONUMENT LIES AT THE
SOUTHEAST CORNER OF THE INTERSECTION OF
ROUTES 620 (HOLLY POINT ROAD) AND 621 (DARE
ROAD), 8.0' EAST OF THE STOP SIGN, 24.5'
SOUTHEAST OF THE CENTER LINE OF ROUTE 620,
37.0' SOUTHWEST OF THE CENTER OF ROUTE 621.

COORDINATES OF MON. 095 IN U.S. SURVEY FEET:
NORTHING (Y) 3589242.270
EASTING (X) 12088280.999

LEGEND

- MONUMENT TO BE SET
- IRON PIPES TO BE SET
- o- IRON PIPES FOUND
- MONUMENTS FOUND - MON.(F)
- RPA DENOTES RESOURCE PROTECTION AREA
- RMA DENOTES RESOURCE MANAGEMENT AREA



APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 11/13/01

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE
COUNTY OF YORK THE 13 DAY OF Nov. 2001 THIS
MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS IN PLAT BOOK PAGE 4:21 pm

TESTE: Lynn S. Jenkins
CLERK

BY: Natalie C. duers

DRAWN BY: M.C.H. JOB NO. 1990110-00.07
CHK'D BY: S.A.R. DRAWING NO. 12691 W

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE
CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE
UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

LOT 1 SHIP POINT AND ADJOINING PARCEL
(GPIN #V07A-2310-2829; PARCEL 26E-01-00-001)

Catherine I. Weaver 10/19/01
CATHERINE I. WEAVER (OWNER) DATE

County of York
STATE OF Virginia

I, Genesia Ascenzo Kurbel A NOTARY PUBLIC IN AND FOR
THE (COUNTY/CITY) OF York DO HEREBY CERTIFY
THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY (COUNTY/CITY) AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 19th DAY OF October 2001.

Genesia Ascenzo Kurbel
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/30/04

LOT 1, CHESAPEAKE WATCH
(GPIN #V07A-2292-2687 AND PARCEL 26-03-00-001)

Pamela C. Peaslee Hunter 10/22/01
PAMELA C. PEASLEE HUNTER (OWNER) DATE

CITY OF Newport News
STATE OF Virginia

I, Ramona C. Hafer, A NOTARY PUBLIC IN AND FOR
THE (COUNTY/CITY) OF Newport News DO HEREBY CERTIFY
THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY (COUNTY/CITY) AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 2nd DAY OF October 2001.

Ramona C. Hafer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/04

Kavin E. Kelly
NAME PRINTED CB SERVICES CORP. (TRUSTEE)

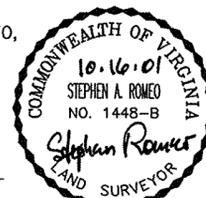
Kavin E. Kelly 10-22-01
SIGNATURE DATE

CITY OF Newport News
STATE OF Virginia

I, Ramona C. Hafer, A NOTARY PUBLIC IN AND FOR
THE (COUNTY/CITY) OF Newport News DO HEREBY CERTIFY
THAT THE ABOVE NAMED PERSON(S) WHOSE NAME(S) ARE
SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE
SAME BEFORE ME IN MY (COUNTY/CITY) AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 2nd DAY OF October 2001.

Ramona C. Hafer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/31/04



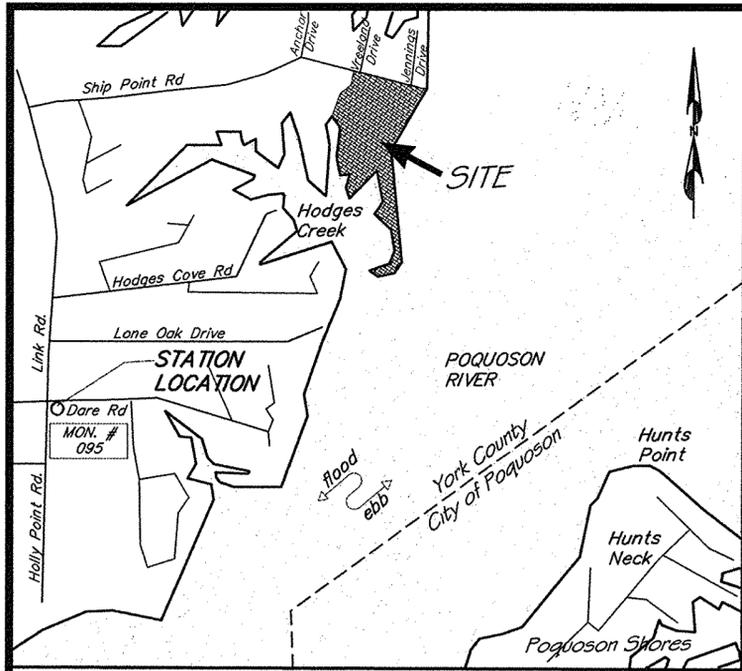
Stephen Romeo 10.16.01
STEPHEN A. ROMEO DATE

- PROPERTY CONVEYED FROM CATHERINE WEAVER TO PAMELA C. PEASLEE HUNTER (0.0183 AC.)
- PROPERTY CONVEYED FROM PAMELA C. PEASLEE HUNTER TO CATHERINE WEAVER (0.069± AC.)

NOTES:

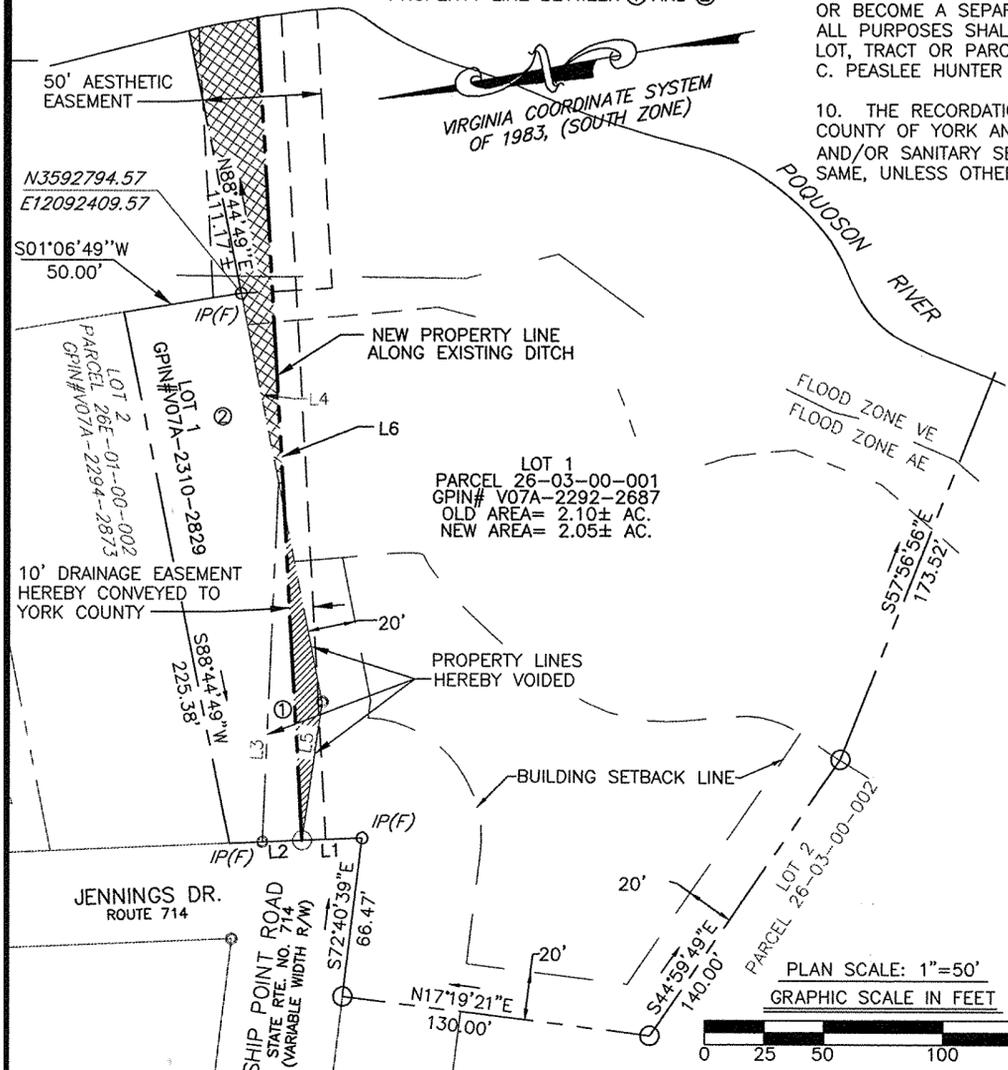
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL TITLE MATTERS AFFECTING THE PROPERTY SHOWN HEREON.
2. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
3. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONES AE (BASE FLOOD ELEVATIONS DETERMINED) AND VE (COASTAL FLOOD WITH VELOCITY HAZARD [WAVE ACTION]; BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEMA - NFIP FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182-0019B DATED DECEMBER 16, 1988.
4. EDGE OF WATER ON THIS SURVEY WAS LOCATED DURING LOW TIDE AUGUST 1999.
5. WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
6. 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 COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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.
7. THE PORTION OF LAND TO BE ADDED TO LOT 1 CHESAPEAKE WATCH SHALL BE SUBJECT TO ANY RESTRICTIONS OR CONDITIONS OF RECORD PERTAINING TO CHESAPEAKE WATCH.
8. SUBDIVISION PLAT FOR CHESAPEAKE WATCH IS RECORDED IN PLAT BOOK 13 AT PAGES 207 THROUGH 210 IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK.
9. 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 CATHERINE I. WEAVER AND PAMELA C. PEASLEE HUNTER AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
10. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A COUNTY RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION 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 SUBDIVISION IS IN THE NAME OF PAMELA C. PEASLEE HUNTER (FORMERLY KNOWN AS PAMELA C. PEASLEE), AND WAS ACQUIRED FROM GEORGE D. COLE, JR., BY DEED DATED 11/20/92, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK, VIRGINIA, IN DEED BOOK 696, PAGE 671, (LOT 1, CHESAPEAKE WATCH) AND IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN A CREDIT LINE DEED OF TRUST DATED AUGUST 11, 2000 AND RECORDED AS INSTRUMENT #000010852. AND IN THE NAME OF CATHERINE WEAVER (BY VIRTUE OF THE DEATH OF CLARENCE P. WEAVER HERETOFORE.) AND WAS ACQUIRED FROM ANGELO TAYLOR JENNINGS, HELEN V. JENNINGS, WILLIAM ROBERT JENNINGS, AND BETTY D. JENNINGS BY DEED DATED NOVEMBER 18, 1957 AND RECORDED IN DEED BOOK 121, PAGE 553, (PARCEL ADJACENT TO LOT 1, SHIP POINT) AND IN THE NAME OF CATHERINE WEAVER (BY VIRTUE OF THE DEATH OF CLARENCE P. WEAVER HERETOFORE.) AND WAS ACQUIRED FROM A. T. JENNINGS, HELEN V. JENNINGS, W.R. JENNINGS, AND BETTY A. JENNINGS BY DEED DATED OCTOBER 14, 1950 AND RECORDED IN DEED BOOK 70, PAGES 437. (LOT 1, SHIP POINT). I CERTIFY THAT MONUMENTS AND IRON PIPES, AS SHOWN ON THIS PLAT, WILL BE SET ON OR BEFORE 12/31/01.



VICINITY MAP 1" = 2000'

- ① PARCEL ADJOINING LOT 1 CATHERINE WEAVER (D.B. 121, PG. 553) OLD AREA= 0.0501 AC. NEW AREA= 0.0318 AC.
 - ② PARCEL 26E-01-00-001 GPIN # V07A-2310-2829 LOT 1 SHIP POINT CATHERINE WEAVER OLD AREA= 0.1986 AC. NEW AREA= 0.27± AC.
- THIS PARCEL TO BE COMBINED WITH LOT 1 SHIP POINT BY VACATION OF COMMON LINE.
- BY BOUNDARY LINE ADJUSTMENT
- FINAL NEW AREA= 0.30± AC.
BY VACATION OF COMMON PROPERTY LINE BETWEEN ① AND ②



PLAN SCALE: 1" = 50'
GRAPHIC SCALE IN FEET

