

VICINITY SKETCH: 1"=1000'

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

PARCEL A:
Anna Mae Ashworth 8-21-02
 ANNA MAE ASHWORTH DATE

NOTARY FOR OWNER OF PARCEL A
 STATE OF VIRGINIA TO WIT:
 I, Allen C. Tanner Jr., A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 21st DAY OF August 2002.
Allen C. Tanner Jr.
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/31/03

PARCEL B:
John & Laurie Angel 8/21/02
 JOHN G. ANGELL DATE
Laurie H. Angel 8/21/02
 LAURIE H. ANGELL DATE

NOTARY FOR OWNERS OF PARCEL B
 STATE OF VIRGINIA TO WIT:
 I, Allen C. Tanner Jr., A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 21st DAY OF August 2002.
Allen C. Tanner Jr.
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/31/03

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS 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'.

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION IS IN THE NAMES AS FOLLOWS:
 PARCEL A: LONNIE C. ASHWORTH (DECEASED) AND ANNA MAE ASHWORTH, HUSBAND AND WIFE, AND WAS ACQUIRED FROM THE BOARD OF SUPERVISORS OF YORK COUNTY BY DEED DATED JANUARY 19, 1990 AND RECORDED IN D.B. 574, PG. 554
 PARCEL B: JOHN G. ANGELL AND LAURIE H. ANGELL, HUSBAND AND WIFE, AND WAS ACQUIRED FROM ROBERT C. ASCHER AND JUDITH M. ASCHER BY DEED DATED DECEMBER 1, 1995 AND RECORDED IN D.B. 873, PG. 748

ALL AFOREMENTIONED DEEDS HAVING BEEN RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA.

Johnny S. Walters III 8-21-02
 JOHNNY S. WALTERS III, LAND SURVEYOR DATE

YORK COUNTY SURVEY REFERENCE MARKS:
 STATION NO. 078: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 78". THE DISK IS LOCATED 15.0' NORTH OF THE EDGE OF THE PAVEMENT OF ROUTE 718 (BACK CREEK ROAD), 68.0' WEST OF UTILITY POLE #J-72.
 N=3603086.801; E=12083335.748 (U.S. SURVEY FEET)
 STATION NO. 079: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 079". THE DISK IS LOCATED AT THE END OF ROUTE 775 (HANSFORD COURT), 8.0' SOUTH OF THE EDGE OF THE PAVEMENT OF ROUTE 775.
 N=3603347.096; E=12085385.463 (U.S. SURVEY FEET)
 STATION NO. 082: A 3-1/4" DISK IN CONCRETE, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 082". THE DISK IS LOCATED 15.0' SOUTHEAST OF THE EDGE OF THE PAVEMENT OF ROUTE 822 (SEAFORD ROAD) IN BETWEEN BURNETT'S MARKET AND THE SEAFORD POST OFFICE.
 N=3601420.369; E=12085344.032 (U.S. SURVEY FEET)

GPIN: 709B-3136-2850 (T.M. 25-223)
 GPIN: 709B-2970-2644 (T.M. 25-221)

N/F
 ROBERT C. ASHWORTH, ET UX
 D.B. 465, PG. 448
 PLAT P.B. 10, PG. 335
 TAX MAP NO. 25-222

RECORD NORTH
 P.B. 11, PG. 107



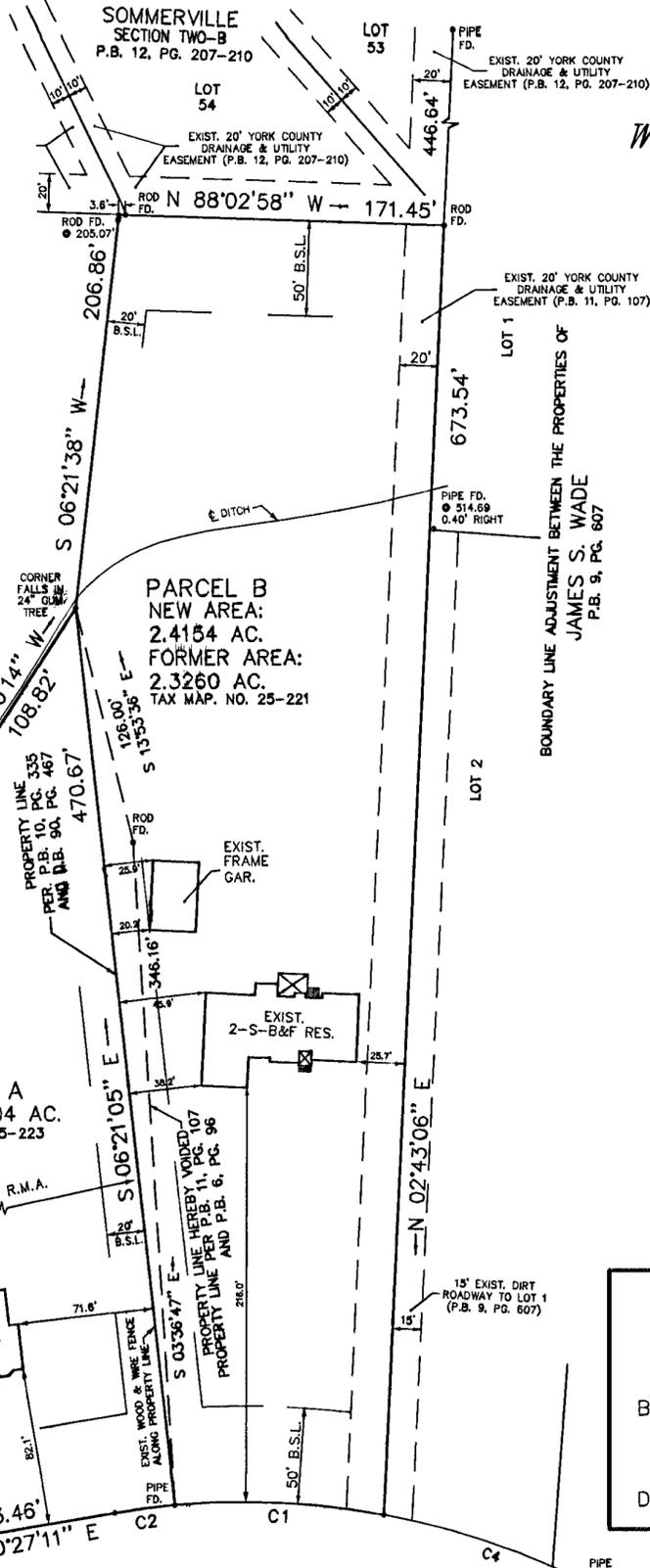
N/F
 ROBERT C. ASHWORTH, ET UX
 D.B. 465, PG. 448
 PLAT P.B. 10, PG. 335
 TAX MAP NO. 25-222

I CERTIFY THAT MONUMENTS, IRON RODS AND IRON PIPES AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JUNE 31, 2002.

Johnny S. Walters III 8-21-02
 JOHNNY S. WALTERS III, LAND SURVEYOR DATE



SOMMERVILLE
 SECTION TWO-B
 P.B. 12, PG. 207-210



CURVE DATA TABLE

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	15 '35 '17"	406.97	110.72	55.70	110.38	S 87 '16 '27" E
C2	04 '28 '44"	406.97	31.81	15.91	31.80	N 82 '41 '33" E
C3	18 '49 '10"	547.96	179.98	90.81	179.18	N 89 '51 '46" E
C4	17 '04 '59"	406.97	121.34	61.12	120.89	S 70 '56 '19" E

BOUNDARY LINE AGREEMENT
 BETWEEN THE PROPERTIES OF
 JOHN G. ANGELL AND LAURIE H. ANGELL
 AND
 ANNA MAE ASHWORTH
 GRAFTON DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE 1"=60' DATE: JULY 17, 1998
WALTERS LAND SURVEYING, LTD.
 710 DENBIGH BOULEVARD, SUITE 4C
 NEWPORT NEWS, VIRGINIA 23602
 P.O. BOX 1594 YORKTOWN, VIRGINIA 23692
 PHONE: (757)898-1057 FAX: (757)898-2862
 SCALE: 1"=60'



- NOTES:
1. THE PROPERTY LIES IN FLOOD ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FLOOD PANEL 510182 0041 B, INDEX DATED 12-16-88.
 2. THE PROPERTY WITHIN THIS SUBDIVISION IS TAX MAP PARCELS 25-221 AND 25-223.
 3. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED: RR-RURAL RESIDENTIAL DISTRICT.
 4. MINIMUM BUILDING SETBACKS: FRONT = 50'
SIDE = 20'
REAR = 50'
 5. THE PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA AND THE CHESAPEAKE BAY 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 (VR-173-02-01) AND SECTION 24.1-372 OF THE YORK COUNTY ZONING ORDINANCE.
 6. TOTAL SUBDIVIDED AREA: 4.2758 ACRES.
 7. REFERENCES: P.B. 11, PG. 107
P.B. 10, PG. 335
P.B. 6, PG. 96
 8. 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 JOHN G. ANGELL AND LAURIE H. ANGELL AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
 9. PARCELS A & B ARE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VIRGINIA.
 10. PARCEL B IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VIRGINIA.
 12. PARCEL A IS SERVED BY PRIVATE SEPTIC AND DRAINFIELD SYSTEMS APPROVED BY THE HEALTH DEPARTMENT.

LEGEND

- INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.
- INDICATES CONCRETE MONUMENT FOUND.
- B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE
- R.P.A. DENOTES CHESAPEAKE BAY RESOURCE PROTECTION AREA
- R.M.A. DENOTES CHESAPEAKE BAY RESOURCE MANAGEMENT AREA

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS

BY: *A. Maddalena*
 PLAT APPROVING AGENT
 DATE: 11-8-02

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 FOR THE COUNTY OF YORK, THE 15th DAY OF Nov
2002 THIS MAP WAS PRESENTED AND ADMITTED
 TO RECORD AS THE LAW DIRECTS IN
 INSTRUMENT NO. 020022841

TESTE: *Lynn S. Jenkins*
 CLERK
 BY: *Runde Hughes O.C.*

REVISED 10-19-99
 REVISED 2-06-2002
 DATE: 7-17-98
 SCALE: 1"=60'
 JOB #: 981026
 F.B. 164 Pg. 50
 CLIENT: ANGELL
 DRAWN BY: