

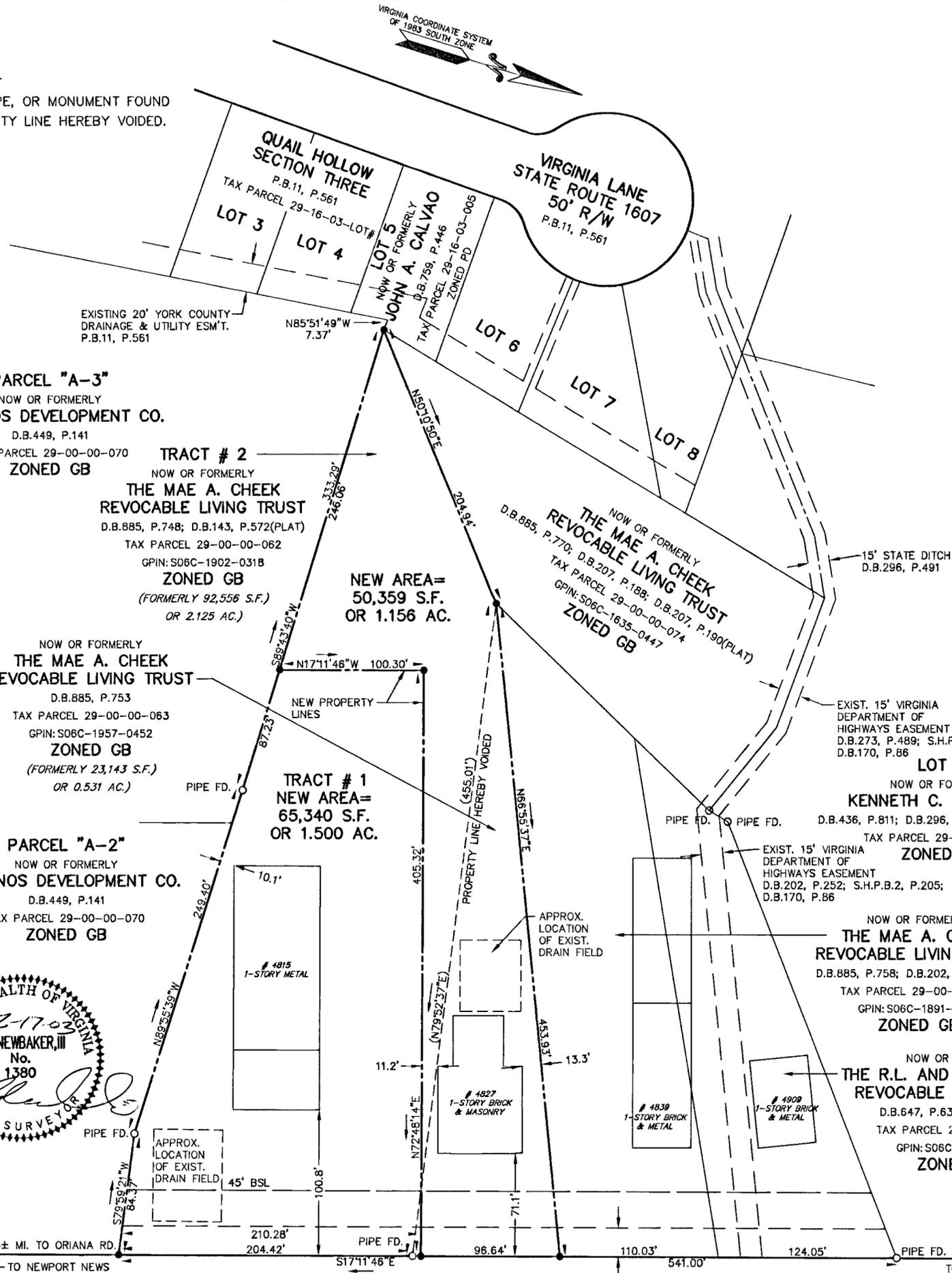
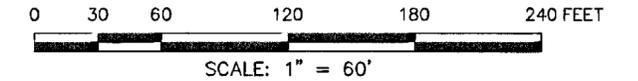
**LEGEND:**

- DENOTES PIN SET
- DENOTES PIN, PIPE, OR MONUMENT FOUND
- (455.01') DENOTES PROPERTY LINE HEREBY VOIDED.

**BOUNDARY ADJUSTMENT  
OF THE PROPERTIES OF  
MAE A. CHEEK**

GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA  
NOVEMBER 6, 2003

*C. E. Newbaker*  
SURVEYING & PLANNING, INC.  
P.O. BOX 1298  
YORKTOWN, VA. 23692  
PH#: 804-694-0643  
CELL: 757-509-0317



THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.

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 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.

THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED 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 MAE A. CHEEK REVOCABLE LIVING TRUST AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

1. PROPERTIES LIE IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP FOR YORK COUNTY, VIRGINIA, COMM. NO. 510182 0037B, DECEMBER 16, 1988.
2. PROPERTY IS NOT IN A RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA.
3. PROPERTIES ARE ZONED GB (GENERAL BUSINESS)
4. GB MINIMUM LOT REQUIREMENTS:  
MINIMUM FRONT YARD SETBACK = 45'  
MINIMUM SIDE YARD SETBACK = 10'  
MINIMUM REAR YARD SETBACK = 10'
5. PROPERTIES ARE SUBJECT TO THE PROVISIONS OF THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY REGULATIONS.
6. PROPERTY IS SUBJECT TO A VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT OF UNSPECIFIED LOCATION IN DEED BOOK 478, PAGE 66.

APPROVED:

YORK COUNTY BOARD OF SUPERVISORS

BY: *A. Maddalena* DATE: 1/20/04  
PLAT APPROVING AGENT

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, VIRGINIA, THE 21 DAY OF Jan, 2004 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 040001205 9:17am

TESTE: *Lynn S. Jenkins*  
CLERK

BY: *Samuel R. Quinn, III*

PROPERTY IS ASSESSOR'S PARCEL NUMBER:  
29-00-00-062; GPIN: S06C-1902-0318  
29-00-00-063; GPIN: S06C-1957-0452  
29-00-00-073; GPIN: S06C-1891-0516  
29-00-00-061A; GPIN: S06C-1919-0638

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

**MAE A. CHEEK**  
**THE MAE A. CHEEK REVOCABLE LIVING TRUST & THE R.L. AND MAE A. CHEEK REVOCABLE LIVING TRUST**

SIGNED: *Ma A. Cheek Trustee* DATE: 12/18/03  
MAE A. CHEEK, TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO WIT:

I, *Jo Ann Hutchinson*, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18<sup>th</sup> DAY OF December, 2003

*Jo Ann Hutchinson*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2007

**SURVEYOR'S CERTIFICATE**  
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUB-DIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'.

**TAX PARCEL 29-00-00-062**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MAE A. CHEEK, TRUSTEE OF THE MAE A. CHEEK REVOCABLE LIVING TRUST BY AMENDMENT DATED AUGUST 23, 1995 AND IN THE NAME OF MAE A. CHEEK, TRUSTEE OF THE MAE A. CHEEK REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM MAE A. CHEEK, TRUSTEE OF THE R.L. AND MAE A. CHEEK REVOCABLE LIVING TRUST BY DEED DATED FEBRUARY 22, 1996 AND RECORDED IN DEED BOOK 885, PAGE 748 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

**TAX PARCEL 29-00-00-063**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MAE A. CHEEK, TRUSTEE OF THE MAE A. CHEEK REVOCABLE LIVING TRUST BY AMENDMENT DATED AUGUST 23, 1995 AND IN THE NAME OF MAE A. CHEEK, TRUSTEE OF THE MAE A. CHEEK REVOCABLE LIVING TRUST AND WAS ACQUIRED FROM MAE A. CHEEK, TRUSTEE OF THE R.L. AND MAE A. CHEEK REVOCABLE LIVING TRUST BY DEED DATED FEBRUARY 22, 1996 AND RECORDED IN DEED BOOK 885, PAGE 753 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

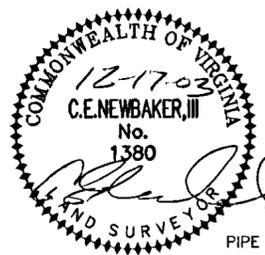
**TAX PARCEL 29-00-00-061A**  
THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THIS PLAT OF BOUNDARY ADJUSTMENT IS IN THE NAME OF MAE A. CHEEK, TRUSTEE, UNDER A CERTAIN TRUST, UNRECORDED, AND IDENTIFIED AS THE MAE A. CHEEK BY-PASS TRUST, DATED MAY 24, 1994 AND WAS ACQUIRED FROM R.L. CHEEK AND MAE A. CHEEK, TRUSTEES OF THE R.L. AND MAE A. CHEEK REVOCABLE LIVING TRUST BY DEED DATED JANUARY 29, 1992 AND RECORDED IN DEED BOOK 647, PAGE 637 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR YORK COUNTY, VIRGINIA.

I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JANUARY 31, 2004.

SIGNED: *C.E. Newbaker, III* DATE: 12-17-03  
C.E. NEWBAKER, III L.S.# 1380

WATER: EACH LOT WITHIN THIS BOUNDARY ADJUSTMENT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.

SEWER: EACH LOT WITHIN THIS BOUNDARY ADJUSTMENT IS SERVED BY PRIVATE SEWAGE DISPOSAL DRAIN FIELD SYSTEMS APPROVED BY THE STATE HEALTH DEPARTMENT.



U.S. ROUTE 17  
GEORGE WASHINGTON MEMORIAL HIGHWAY  
120' R/W

TOTAL BOUNDARY ADJUSTMENT AREA = 115,699 S.F. OR 2.656 ACS.