

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 079  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE (U.S. SURVEY FEET): X-12,085,385.863  
 ELEVATION OF STATION: 4.15 (N.G.V.D.) Y-3,603,347.096

NOTE: ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

THIS SUBDIVISION LIES WITHIN THE RESOURCE PROTECTION AREA AND THE RESOURCE MANAGEMENT AREA. NO ENCROACHMENT INTO THE R.P.A. WILL BE ALLOWED.

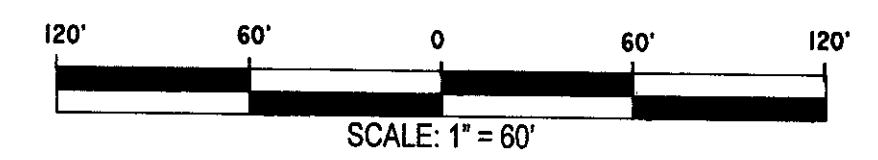
NO LAND IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE DEVELOPED AND NO STRUCTURE SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH THE TERMS AND PROVISIONS OF SECTION 24.1-373 OF THE ZONING ORDINANCE.

THE RESOURCE PROTECTION AREA BOUNDARY SHOWN ON THIS PLAT HAS NOT BEEN FIELD VERIFIED AND WILL NEED TO BE VERIFIED PRIOR TO ANY DEVELOPMENT.

**BOUNDARY LINE ADJUSTMENT**  
 BETWEEN THE PROPERTIES OF  
**MARY ANNE HENKEL AND HAYDEN ALLEN ROSS-CLUNIS, III**  
 GRAFTON DISTRICT  
 YORK COUNTY, VIRGINIA

SEPTEMBER 20, 2006 SCALE: 1" = 60'

CAMPBELL LAND SURVEYING, INC.  
 P. O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837



**VICINITY MAP SCALE: 1" = 2000'**

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

PARCEL 1 - TAX MAP: 25-00-00-149D

*Mary Anne Henkel* 3-6-07  
 MARY ANNE HENKEL DATE

PARCEL 2 - TAX MAP: 25-00-00-154

*Hayden Allen Ross-Clunis, III* 3-6-07  
 HAYDEN ALLEN ROSS-CLUNIS, III DATE

**OWNER NOTARY**

STATE OF VIRGINIA TO WIT:  
 I, Norma Colton, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 6 DAY OF March, 2007.  
 MY COMMISSION EXPIRES: 3-30-08

*Norma Colton*  
 NOTARY PUBLIC

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 SURVEY BOUNDARY CLOSURE OF NOT LESS THAN 1/20,000'.

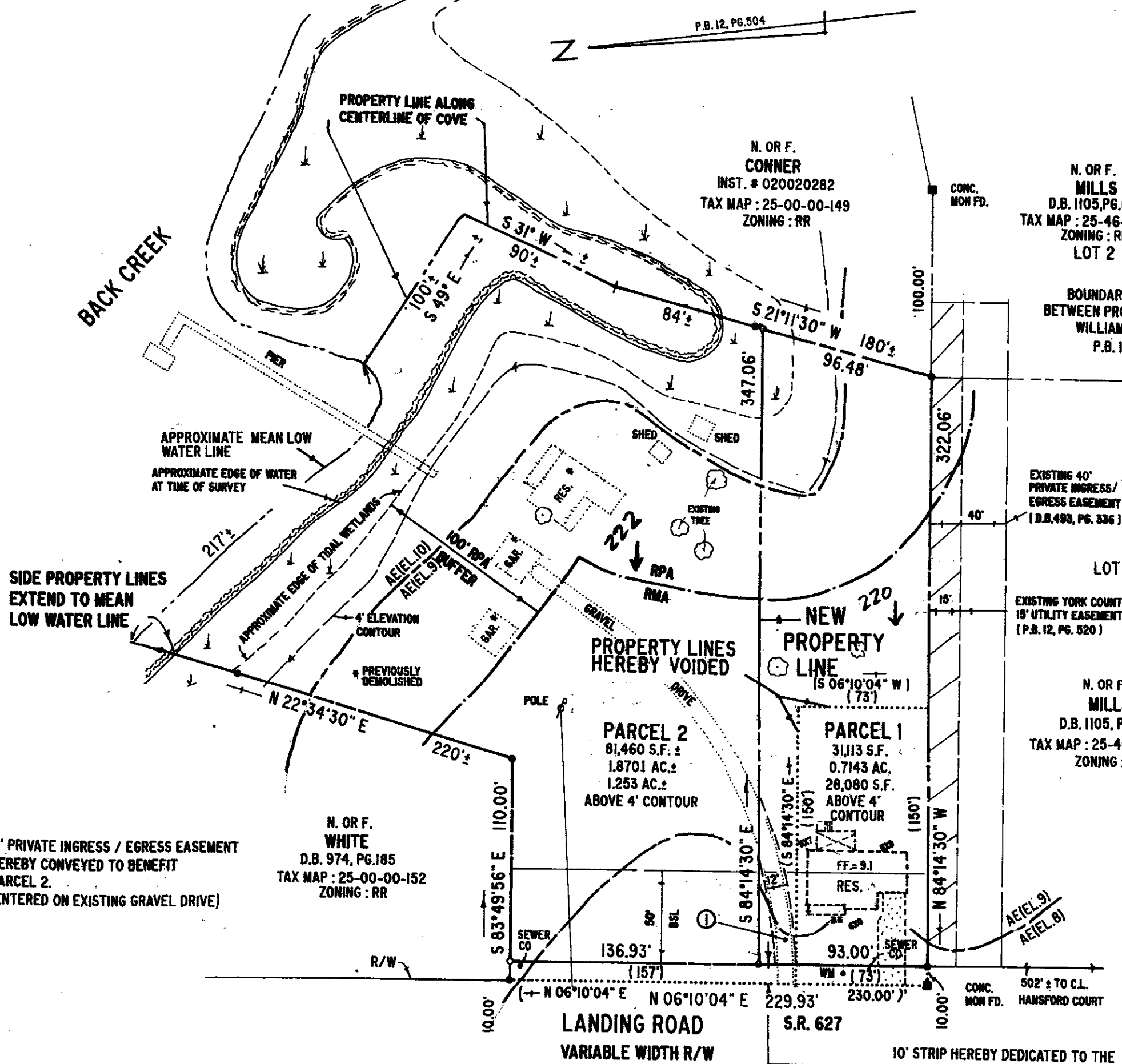
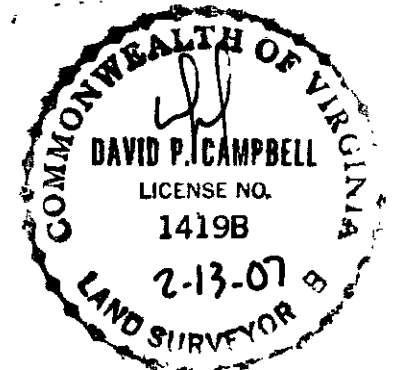
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS IN THE NAMES OF:

PARCEL 1 - TAX MAP: 25-00-00-149D - MARY ANNE HENKEL AND WAS ACQUIRED FROM EDWARD A. ROSS-CLUNIS, BY DEED DATED MAY 22, 2006 AND DULY RECORDED ON AUGUST 3, 2006 AS INSTRUMENT NO. 060018684.  
 PARCEL 2 - TAX MAP 25-00-00-154 - HAYDEN ALLEN ROSS-CLUNIS, III AND WAS ACQUIRED FROM EDWARD A. ROSS-CLUNIS, BY DEED DATED MAY 22, 2006 AND DULY RECORDED AUGUST 3, 2006 AS INSTRUMENT NO. 060018684.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 1, 2007.

*David P. Campbell* 2-13-07  
 DAVID P. CAMPBELL L.S. 1419B DATE



- LEGEND**
- PROPERTY LINE
  - IRON PIPE FOUND/CONC. MON. FD.
  - IRON ROD SET
  - BUILDING SETBACK LINE
  - EXISTING 15' YORK COUNTY UTILITY EASEMENT
  - AE(EL.8) F.I.R.M. ZONE BOUNDARY
  - AE(EL.9)
  - RPA RESOURCE PROTECTION AREA (R.P.A.)
  - RMA RESOURCE MANAGEMENT AREA (R.M.A.)

CHEESAPEAKE BAY AREAS	RPA	RMA
PARCEL 1	11,113 S.F.	20,000 S.F.
PARCEL 2	52,060 S.F.	29,400 S.F.

FORMER LOT AREAS: PARCEL 1 - 10,950 S.F.  
 PARCEL 2 - 103,923 S.F. ±

TOTAL AREA OF BOUNDARY - 114,873 S.F. ±  
 LINE ADJUSTMENT  
 TOTAL AREA OF DEDICATED R/W - 2,300 S.F.  
 TOTAL AREA NEW LOTS - 112,573 S.F. ±

RURAL RESIDENTIAL ZONING BUILDING SETBACKS  
 FRONT: 50'  
 SIDE: 20'  
 REAR: 50'

PARCEL 1: TAX I.D.: 25-00-00-149D, G.P.I.N.: U09A-0044-3914, ZONING: RR (RURAL RESIDENTIAL), REFERENCES: INST. NO. 060018684, D.B. 174, PG. 619, F.I.R.M. ZONE: AE(8), AE(9) & VE(10), F.I.R.M. 510182 0018 B, DATED 12/16/88

PARCEL 2: TAX I.D.: 25-00-00-154, G.P.I.N.: U09A-0171-4056, ZONING: RR (RURAL RESIDENTIAL), REFERENCES: INST. NO. 060018684, D.B. 174, PG. 619, P.B. 12, PG. 504, F.I.R.M. 510182 0018 B, DATED 12/16/88

APPROVED: *Al Maddalena* 4/19/07  
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

**APPROVED**  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *Al Maddalena*  
 PLAT APPROVING AGENT  
 DATE: 4/26/07

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 15<sup>TH</sup> DAY OF May, 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER LR 070009988  
 11:42 A.M.  
 TESTE: Lyan S. Jenkins  
 CLERK  
 BY: *Valerie Lynn Ballwin D.C.*

**UTILITY NOTES:**  
 WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.  
 SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

THE LAND PROPOSED 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 MARY ANNE HENKEL, AT THE TIME OF THIS CONVEYANCE.

2007 MAY -1 AM 11:42