

PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF HAMPTON ROADS DEVELOPMENT, LLC AND ERNEST A. & TERESA A. STUBBS NELSON DISTRICT, YORK COUNTY, VIRGINIA

OCTOBER 2, 2012

ADPA A.D. POTTS & ASSOCIATES, INC. 11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601 PHONE: (757) 595-4610



SCALE: 1"=100'

SHEET 1 OF 2

NO TITLE REPORT PROVIDED.

ALL EASEMENTS MAY NOT BE SHOWN.

THE PROPERTY LINES IN THE VICINITY OF THE BOUNDARY LINE TO BE ADJUSTED WAS FIELD SURVEYED ON SEPTEMBER 28, 2011

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 ERNEST A. & TERESA A. STUBBS.

THE SUBJECT LOTS WERE CREATED PRIOR TO OCTOBER 1, 1989. THE LIMITS OF NATURAL RESOURCES ON THESE PROPERTIES HAVE NOT BEEN INVENTORIED OR FIELD VERIFIED. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 23.2 (CHESAPEAKE BAY PRESERVATION AREAS) OF THE YORK COUNTY CODE AND IN SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE.

AREA OF PARCELS3.6323 Ac. AREA OF DEDICATED R/W0.0000 Ac. TOTAL AREA OF BOUNDARY ADJUSTMENT.....0.0238 Ac.

APPROVED YORK COUNTY BOARD OF SUPERVISORS BY: [Signature] PLAT APPROVING AGENT DATE: 3/27/13

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 22nd DAY OF April, 2013 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 130005988 TESTE: LYNN S. NEADIBUR CLERK BY: [Signature] DEPUTY CLERK

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

045 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 045," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #238 & COBURN CT., 15.5' SOUTHEAST OF THE EDGE OF PAVEMENT OF ROUTE #238, 10.5' NORTHEAST OF THE EDGE OF COBURN CT. COORDINATES-U.S. SURVEY FEET- 12046306.831(E), 3609698.212(N) ELEVATION=82.88'

THE PURPOSE OF THIS PLAT IS TO ALLEVIATE THE OVERLAP BETWEEN THE PROPERTIES OF ERNEST A. & TERESA A. STUBBS AND HAMPTON ROADS DEVELOPMENT, LLC AS SHOWN AND TO ADJUST THE BOUNDARY LINE BETWEEN THEM AS SHOWN HEREON.

OTHER DISCREPANCIES NOTED ON THIS PLAT MAY BE RESOLVED BY OTHER PARTIES AS THEY DEEM NECESSARY.

CITIZENS AND FARMERS BANK TRUSTEES CONSENT BY: [Signature] BONNIE S SMITH, TRUSTEE DATE: 2-28-13

BENEFICIARY: CITIZENS AND FARMERS BANK DEED OF TRUST DATED: JULY 13, 2006 RECORDED AT INSTRUMENT NO.: 060016755

NOTARY PUBLIC FOR TRUSTEES-CITIZENS AND FARMERS BANK STATE OF VIRGINIA TO WIT:

[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 28th DAY OF February, 2013.

MY COMMISSION EXPIRES: 10/31/13 REGISTRATION NO. 361953 BY: [Signature] JAMES H. HUDSON, III, TRUSTEE DATE: 3/5/13

BENEFICIARY: CITIZENS AND FARMERS BANK DEED OF TRUST DATED: JULY 13, 2006 RECORDED AT INSTRUMENT NO.: 060016755

NOTARY PUBLIC FOR TRUSTEES-CITIZENS AND FARMERS BANK STATE OF VIRGINIA TO WIT:

[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 28th DAY OF March, 2013.

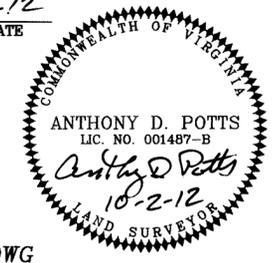
MY COMMISSION EXPIRES: 12-31-2013 REGISTRATION NO. 360767 BY: [Signature] ERNEST A. STUBBS DATE: 2-22-13

NOTARY PUBLIC FOR OWNERS- ERNEST A. STUBBS & TERESA A. STUBBS STATE OF VIRGINIA TO WIT: [Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK 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 22nd DAY OF February, 2013.

BY: [Signature] TERESA A. STUBBS DATE: 2-22-13

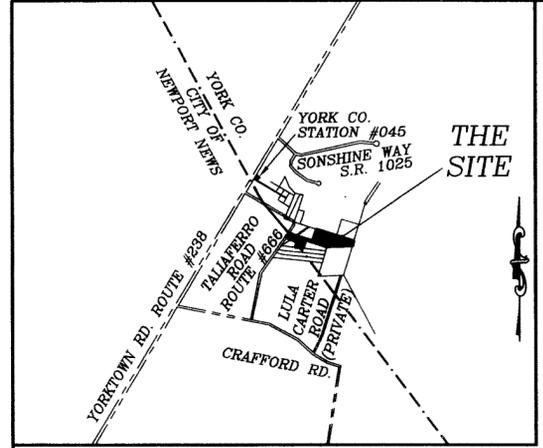
[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF YORK DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID. GIVEN UNDER MY HAND THIS 22nd DAY OF February, 2013.

MY COMMISSION EXPIRES: MAY 31, 2016 REGISTRATION NO. 202809 BY: [Signature] ANTHONY D. POTTS, L.S. DATE: 10-2-12



LEGEND

- Tree symbol: TREE
Power pole symbol: POWER POLE
Axle found symbol: AXLE FOUND
Iron pipe found symbol: IRON PIPE FOUND
Rebar found symbol: REBAR FOUND
Rebar to be set symbol: REBAR TO BE SET
Concrete monument found symbol: CONCRETE MONUMENT FOUND
Property line symbol: PROPERTY LINE
City/County line symbol: CITY / COUNTY LINE
Edge gravel D/W symbol: EDGE GRAVEL D/W
Property lines to be vacated symbol: PROPERTY LINES TO BE VACATED
Overhead electric lines symbol: OVERHEAD ELECTRIC LINES
Area of conveyance symbol: AREA OF CONVEYANCE
Area of overlap symbol: AREA OF OVERLAP



VICINITY MAP SCALE: 1"=2000'

OWNERS CONSENT THE PLATTING 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.

HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY: VIRGINIA ENTERPRISES, INC. A VIRGINIA CORPORATION, ITS MANAGER

BY: [Signature] GEORGE E. FISCELLA, PRESIDENT DATE: 1-16-13

NOTARY PUBLIC FOR PRESIDENT-HAMPTON ROADS DEVELOPMENT, LLC STATE OF VIRGINIA TO WIT:

[Signature] A NOTARY PUBLIC IN AND FOR THE COUNTY OF NEWPORT NEWS 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 16th DAY OF January, 2013.

MY COMMISSION EXPIRES: March 31, 2015 REGISTRATION NO. 202809

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVAL OF PLATS 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 BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:

TAX MAP #17-00-00-005A IS IN THE NAME OF ERNEST A. STUBBS AND TERESA A. STUBBS, HUSBAND AND WIFE, AND WAS ACQUIRED FROM HORACE L. TALIAFERRO AND MAE E. TALIAFERRO, HUSBAND AND WIFE, BY DEED OF CORRECTION DATED JUNE 23, 1994 AND DULY RECORDED AS DEED BOOK 803 PAGE 380.

TAX MAP #17-00-00-011 IS IN THE NAME OF HAMPTON ROADS DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY VIRGINIA ENTERPRISES, INC., A VIRGINIA CORPORATION AND WAS ACQUIRED FROM ALBERT TALIAFERRO AND ANNIE TALIAFERRO, HUSBAND AND WIFE, HORACE LINWOOD TALIAFERRO AND MAE ELLEN TALIAFERRO, HUSBAND AND WIFE, GERALDINE BORUM, MARTHA JONES, WILLIAM EMBRY, JR, AND EDITH WARNER, HEIRS OF JAMES EDWARD TALIAFERRO AND SYLVIA TALIAFERRO, BY DEED DATED AUGUST 5, 2004 AND DULY RECORDED AS INSTRUMENT NO. 040016873 AND RE-RECORDED TO ATTACH THE PLAT BY DEED OF CORRECTION DATED AUGUST 5, 2004 AND DULY RECORDED AS INSTRUMENT NO. 040016998.

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 MONUMENTS AND IRON PIPES OR RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 2013.

BY: [Signature] ANTHONY D. POTTS, L.S. DATE: 10-2-12

2013 APR -2 PM 8:55