



VICINITY MAP
SCALE: 1" = 2000'

The platting of the land as shown hereon is with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees:

YORKMINSTER TRUSTEE Joel D. Snyder III 4/4/06 DATE
YORKMINSTER TRUSTEE Roy T. Carraway 4-4-06 DATE
YORKMINSTER TRUSTEE George T. Copes 4/4/06 DATE

I, Jan Jones, a Notary Public in and for the County of York of 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 county and state aforesaid.
Given under my hand this 4th day of April 2006

Jan Jones Notary Public
Notary Public for Trustees of Yorkminster Presbyterian Church
My commission expires June 30, 2008

To the best of my knowledge and belief, all the requirements as set forth in the ordinance for approving plats of subdivisions 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 in the name of: TRUSTEES OF THE YORKMINSTER PRESBYTERIAN CHURCH: Tax Parcel 24-00-00-180A was acquired from BETTY A. ROLLINS & ROLAND R. ROLLINS, TRUSTEES UNDER THE ROLAND R. ROLLINS LIVING TRUST AND THE BETTY A. ROLLINS LIVING TRUST by deed dated AUGUST 16, 2000 and duly recorded in the Clerk's Office of the Circuit Court of the County of York-Poquoson, Virginia in Instrument Number 000011282; Tax Parcel 24-00-00-161 was acquired from JANICE MEREDITH WOOD, TRUSTEE OF THE JANICE MEREDITH WOOD REVOCABLE TRUST by deed dated MAY 7, 2003 and duly recorded in the Clerk's Office of the Circuit Court of the County of York-Poquoson, Virginia, in Instrument Number 030018039.

I certify that the two proposed iron rods as shown on this plat have been set.



THE SUBJECT PROPERTIES ARE LOCATED IN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.

UNITS - U.S. SURVEY FEET

STATION	EASTING	NORTHING
087	12077036.351	3564082.637
088 (DESTROYED)	12072854.407	3562823.597
089 (DISTURBED-UNUSABLE)	12076516.632	3567845.178

REFERENCE MONUMENT COORDINATE VALUES ARE AS PUBLISHED BY YORK COUNTY AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.

BOUNDARY LINE ADJUSTMENT
BETWEEN THE PROPERTIES OF TRUSTEES OF
YORKMINSTER PRESBYTERIAN CHURCH

NELSON DISTRICT - YORK COUNTY, VIRGINIA

SEPTEMBER 16, 2005

SHEET 1 OF 2



Simmons Newsome, P.C.
Surveyors Planners
110A Dare Road
Yorktown, Virginia 23692
Phone (757) 898-4914 Fax (757) 898-4914

STATISTICAL DATA

TOTAL AREA OF BOUNDARY ADJUSTMENT.....13.8159 ACRES
AREA WITHIN LOTS.....13.8159 ACRES
AREA WITHIN R/W.....NONE
FORMER AREA TAX PARCEL #24-00-00-161.....2.9189 ACRES
NEW AREA PARCEL 1.....8.9216 ACRES
FORMER AREA TAX PARCEL #24-00-00-160A.....10.8970 ACRES
NEW AREA PARCEL 2.....4.8943 ACRES
MINIMUM FRONT YARD.....45'
MINIMUM REAR YARD.....10'
MINIMUM SIDE YARD.....10'
ZONING.....GB (GENERAL BUSINESS)
REFERENCES.....INST. #000011282 & INST. #030016039
GPIN NUMBERS.....R07D-4326-1536 & R07D-4373-1829
TAX NUMBERS.....24-00-00-160A & 24-00-00-161

DEED OF TRUST DATED DECEMBER 13, 2005; RECORDED AS INSTRUMENT #050031444

S. Frear Hawkins, II 3-10-06 DATE
YORKMINSTER TRUSTEE
Cary B. Felt 3-10-06 DATE
YORKMINSTER TRUSTEE

I, Debbie H. Beard, a Notary Public in and for the County of York of 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 county and state aforesaid.
Given under my hand this 10 day of March 2006

Debbie H. Beard Notary Public
Notary Public for Bank Trustees
My commission expires 1-31-2010

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 TRUSTEES OF YORKMINSTER PRESBYTERIAN CHURCH AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

PER LETTER FROM WILLIAMSBURG ENVIRONMENTAL GROUP, INC. DATED SEPTEMBER 28, 2005 "NONE OF THE AREA IN THIS BOUNDARY ADJUSTMENT IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

FLOOD ZONE : X
COMMUNITY-PANEL NUMBER : 510182 0036 B
DATE OF F.I.R.M. : DECEMBER 16, 1988

This property is subject to easements, servitudes and covenants of record and this plat was made without benefit of a title search.

Simmons Newsome, P.C. has made no investigations of wetlands, architectural or environmental factors that may affect these properties and Simmons Newsome, P.C. scope of services is limited to survey matters.

UTILITIES NOTES:
WATER:

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:

EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
Plat Approving Agent

DATE: 4/5/06

STATE OF VIRGINIA
COUNTY OF YORK

In the Clerk's Office of the Circuit Court for the County of York-Poquoson the 14th day of April, 2006 this map was presented and admitted to record as the law directs in Instrument # 060008250 12:12 pm

TESTE: LYNN S. JENKINS, CLERK
Clerk
BY: Simmons Newsome, P.C.