

**BOUNDARY LINE ADJUSTMENT BETWEEN
THE PROPERTIES OF JOAN E. KINTIGH AND
MICHAEL G. HEMLER & JUDITH P. HEMLER,
TRUSTEES UNDER THE HEMLER FAMILY LIVING TRUST**

GRAFTON DISTRICT
YORK COUNTY, VIRGINIA

JOHNSON - BAIRD AND ASSOCIATES
CIVIL ENGINEERING AND LAND SURVEYING
1538 WEST QUEEN STREET - HAMPTON, VIRGINIA - 23669-2645
PHONE (757) 827-7208 - FAX (757) 827-7503

SCALE: 1" = 50' **DATE: JAN. 17, 2007** **SHEET 1**
FILE: 205-134R **OF 1**



- LEGEND:**
- INDICATES IRON PIPE OR IRON ROD
 - INDICATES VOIDED PROPERTY LINE
 - - - - - INDICATES 5' PRIVATE WATER LINE EASEMENT
 - - - - - INDICATES EXISTING 10' RW EASEMENT
 - - - - - INDICATES EXISTING 20' YORK COUNTY DRAINAGE & UTILITY EASEMENT

PARCEL TWO LEGAL REFERENCES:

#111 FINCH LANE
TAX ID.: 25-00-00-227
G.P.I.N.: T09D-3749-2388
ZONING: RURAL RESIDENTIAL (RR)
REFERENCE: INSTRUMENT #050032133
D.B. 264, PG. 223
D.B. 261, PG. 103 (PLAT)
D.B. 185, PG. 290
INSTRUMENT #050032133
F.I.R.M. ZONE: X (OUTSIDE 500 YEAR FLOOD PLAIN)
F.I.R.M. COMMUNITY-PANEL NO. 510182-00188 (EFFECTIVE DATE, 12/16/88)

LOT 85 LEGAL REFERENCES:

#216 SIR JOHN WAY
TAX ID.: 25-42-1B-085
G.P.I.N.: T09d-3664-2294
ZONING: RURAL RESIDENTIAL (RR)
REFERENCES: P.B. 11, PG. 582
D.B. 989, PG. 854
INSTRUMENT #010000580
F.I.R.M. ZONE: X (OUTSIDE 500 YEAR FLOOD PLAIN)
F.I.R.M. COMMUNITY-PANEL NO. 510182-00188 (EFFECTIVE DATE, 12/16/88)

AREA SUMMARY:

AREA WITHIN LOTS = 50,085 SQUARE FEET OR 1.1498 ACRES
AREA WITHIN RIGHT OF WAY = 00.0000 ACRES
TOTAL SUBDIVIDED AREA = 50,085 SQUARE FEET OR 1.1498 ACRES

APPROVED
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Al Maddalena 4/26/07
DATE

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Al Maddalena
PLAT APPROVING AGENT

DATE: 5/1/07

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 3rd DAY OF May 2007, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 070010307

TESTE: Lynn S. Jenkins
CLERK

BY: Sharon Allert
DEPUTY CLERK

CURVE DATA						
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	4°23'20"	300.00'	22.98'	11.50'	22.97'	N 79°13'29" W
B	49°50'58"	25.00'	21.75'	11.62'	21.07'	N 58°29'40" W
C	57°00'57"	60.00'	59.70'	32.59'	57.27'	N 60°04'38" W

COUNTY OF YORK
PRIMARY GEODETIC CONTROL MONUMENTS (SEE VICINITY MAP FOR LOCATION)

STATION 079: A 3-1/4" DISC 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. ELEVATION = 4.15' COORDINATES - U.S. SURVEY FEET - 12,085,385.663 (E), 3,603,347.096 (N)

STATION 082: A 3-1/4" DISC 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 622 (SEAFORD ROAD) IN BETWEEN BURNETT'S MARKET AND THE SEAFORD POST OFFICE. ELEVATION = 7.49' COORDINATES - U.S. SURVEY FEET - 12,085,344.032 (E), 3,601,420.369 (N)

NOTE: THE PROPERTY SHOWN HEREON IS LOCATED EITHER IN OR ADJACENT TO THE CHESAPEAKE BAY PRESERVATION AREA. 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.

LOT 85 - TAX MAP #25-42-1B-085
DEED OF TRUST INSTR. # 040010937 5-21-04
NATIONAL CITY MORTGAGE COMPANY, BENEFICIARY

BY: R. Brian Ball 4/18/07
R. BRIAN BALL, TRUSTEE DATE

BY: Paul S. Bliley 4/18/07
PAUL S. BLILEY, TRUSTEE DATE

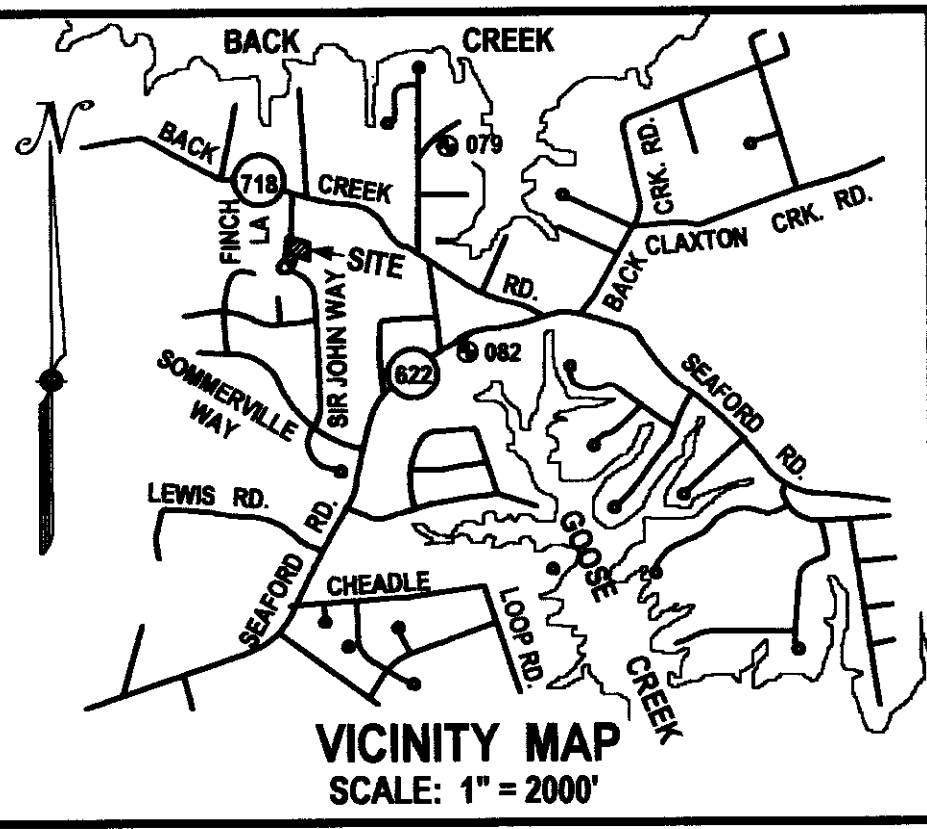
NOTARY FOR NATIONAL CITY MORTGAGE COMPANY TRUSTEES

STATE OF Virginia
Cathy L. Stephens, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18th DAY OF April, 2007.

Cathy L. Stephens
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/28/2010



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

PARCEL TWO - TAX MAP #25-00-00-227

BY: Joan E. Kintigh 4/25/07
JOAN E. KINTIGH DATE

LOT 85 - TAX MAP #25-42-1B-085
HEMLER FAMILY LIVING TRUST

BY: Michael G. Hemler 4/25/07
MICHAEL G. HEMLER, TRUSTEE DATE

BY: Judith P. Hemler 4/25/07
JUDITH P. HEMLER, TRUSTEE DATE

NOTARY FOR OWNERS AND TRUSTEES

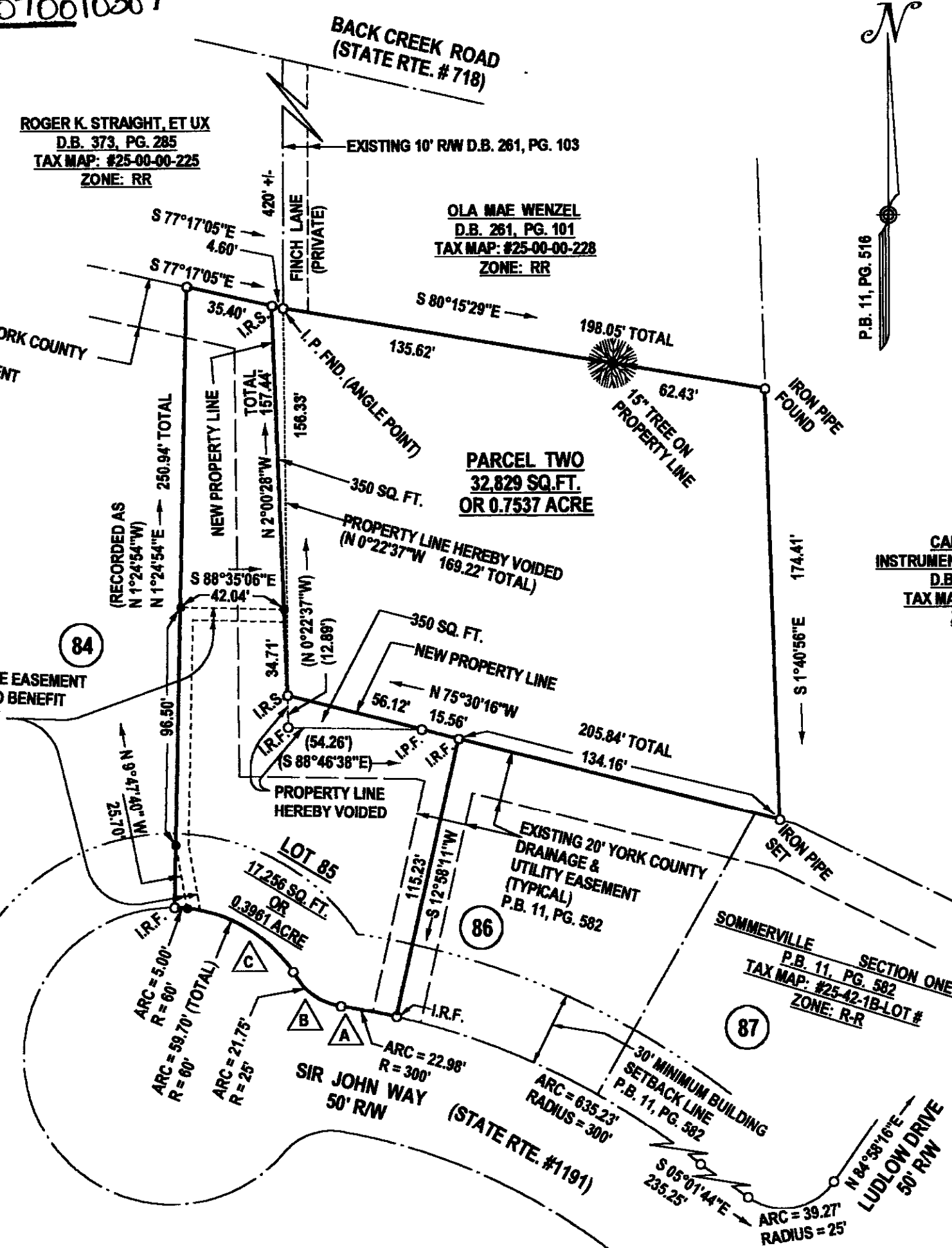
STATE OF VIRGINIA ; City of Hampton
Deborah A. Butler, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE DULY ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 25th DAY OF April, 2007.

Deborah A. Butler
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/31/07

PLAT INSTRUMENT # 070010307



TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF BOUNDARY LINE ADJUSTMENT IN AND FOR THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

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

PARCEL TWO - TAX MAP #25-00-00-227

JOAN E. KINTIGH AND WAS ACQUIRED BY DEED FROM JOSEPH F. ADAM AND FAYE H. ADAM, HUSBAND AND WIFE, DATED NOVEMBER 8, 2005, AND DULY RECORDED ON DECEMBER 21, 2005 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT NUMBER 050032133.

LOT 85 - TAX MAP #25-42-1B-085

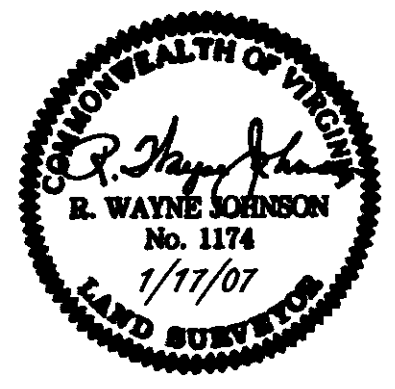
MICHAEL G. HEMLER AND JUDITH P. HEMLER, HUSBAND AND WIFE, TRUSTEES UNDER THE HEMLER FAMILY LIVING TRUST, AND WAS ACQUIRED BY DEED FROM MICHAEL G. HEMLER AND JUDITH P. HEMLER, HUSBAND AND WIFE, DATED JANUARY 17, 2001, AND DULY RECORDED ON JANUARY 17, 2001 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT NUMBER 010000580.

LOT 85 - TAX MAP #25-42-1B-085

R. BRIAN BALL AND PAUL S. BLILEY, TRUSTEES OF NATIONAL CITY MORTGAGE COMPANY, BEING BENEFICIARY GIVEN BY DEED OF TRUST FROM MICHAEL G. HEMLER AND JUDITH P. HEMLER, HUSBAND AND WIFE, DATED MAY 21, 2004, AND DULY RECORDED ON MAY 26, 2004 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA, AS INSTRUMENT NUMBER 040010937.

I CERTIFY THAT THE SURVEY MARKERS SHOWN ON THIS PLAT HAVE BEEN CORRECTLY LOCATED AND INSTALLED.

R. Wayne Johnson 1/17/07
R. WAYNE JOHNSON, C.E. & P.S. DATE



UTILITY NOTES:

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

SEWER: EACH LOT WITHIN THIS BOUNDARY LINE ADJUSTMENT 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 AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY JOAN E. KINTIGH AND MICHAEL G. HEMLER & JUDITH P. HEMLER, TRUSTEES UNDER THE HEMLER FAMILY LIVING TRUST, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

SETBACK LINE REQUIREMENTS FOR RURAL RESIDENTIAL (RR) ZONING DISTRICT

MINIMUM FRONT YARD: 50'
MINIMUM SIDE YARD: 20'
MINIMUM REAR YARD: 50'

2007 MAY -3 PM 1:06