

VICINITY SKETCH: 1" = 2000'  
 THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

*Sidney Wallace Dawson, Jr.*  
 SIDNEY WALLACE DAWSON, JR. DATE

STATE OF VIRGINIA TO WIT:  
 I, *Michelle F. ...* A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 30th DAY OF October, 2011.

*Michelle F. ...*  
 NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES: May 2, 2015

*Mary Lee Dawson*  
 MARY LEE DAWSON DATE

STATE OF VIRGINIA TO WIT:  
 I, *Michelle F. ...* A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 26th DAY OF October, 2011.

*Michelle F. ...*  
 NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES: May 2, 2015

*Arlene Dawson Connell*  
 ARLENE DAWSON CONNELL DATE

STATE OF VIRGINIA TO WIT:  
 I, *Michelle F. ...* A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 26th DAY OF October, 2011.

*Michelle F. ...*  
 NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES: May 2, 2015

*Virginia Dawson Sekula*  
 VIRGINIA DAWSON SEKULA DATE

STATE OF VIRGINIA TO WIT:  
 I, *Michelle F. ...* A NOTARY PUBLIC IN AND FOR 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 JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 26th DAY OF October, 2011.

*Michelle F. ...*  
 NOTARY PUBLIC REGISTRATION NO. MY COMMISSION EXPIRES: May 2, 2015

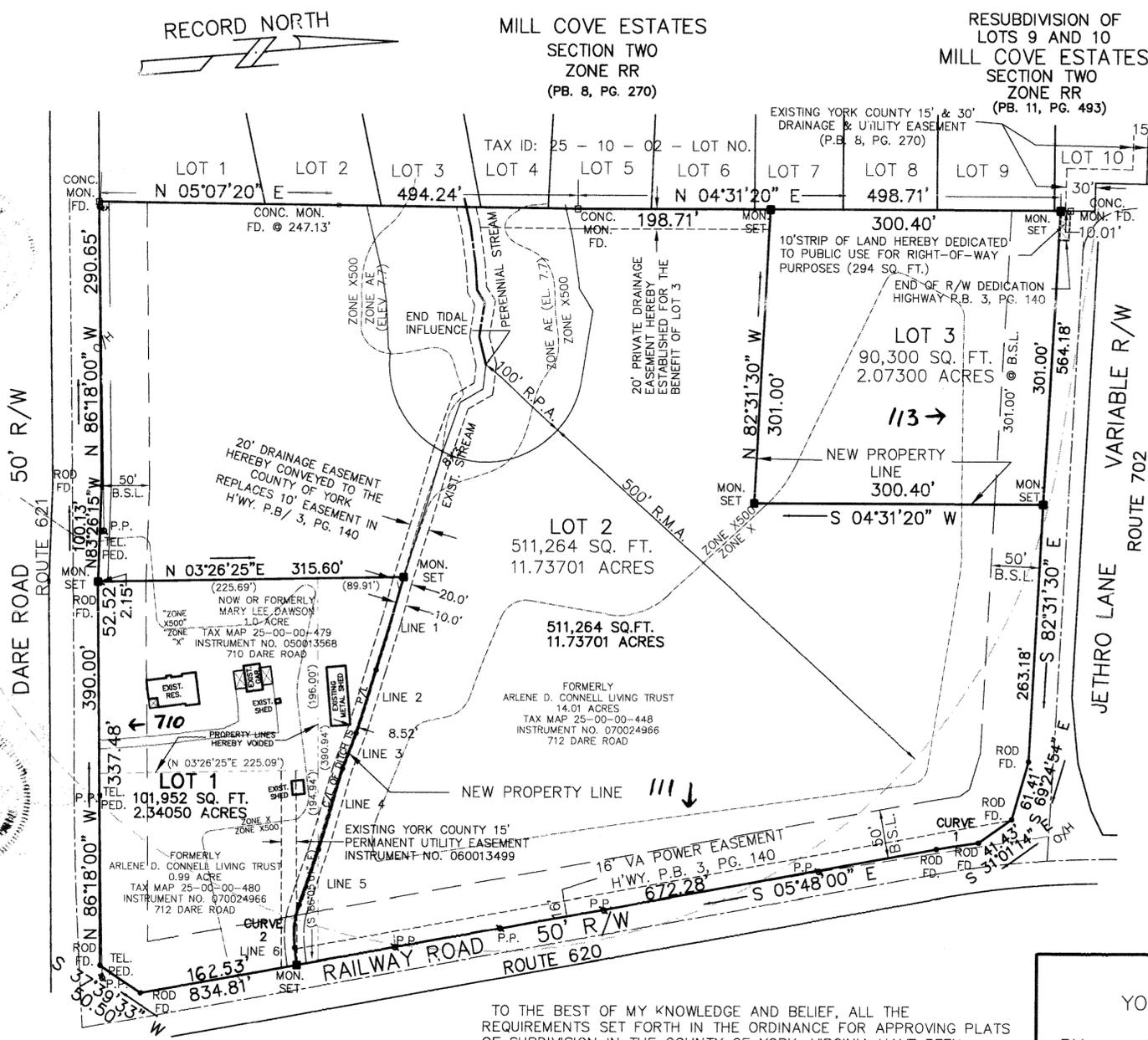
PRIMARY GEODETIC CONTROL NETWORK MONUMENTS:  
 STATION NO. 90: NORTHING = 3591731.987 (U.S. SURVEY FEET)  
 EASTING = 12083574.733 (U.S. SURVEY FEET)  
 ELEVATION = 9.90'  
 STATION NO. 91: NORTHING = 3594019.048 (U.S. SURVEY FEET)  
 EASTING = 12085613.187 (U.S. SURVEY FEET)  
 ELEVATION = 9.21'

LEGEND  
 ——— INDICATES IRON ROD FOUND, IRON PIPE FOUND, OR IRON ROD SET AS SPECIFIED.  
 ■ INDICATES CONCRETE MONUMENT SET  
 —■— INDICATES CONCRETE MONUMENT FOUND.  
 B.S.L. DENOTES MINIMUM BUILDING SETBACK LINE  
 R.P.A. DENOTES CHESAPEAKE BAY RESOURCE PROTECTION AREA  
 R.M.A. DENOTES CHESAPEAKE BAY RESOURCE MANAGEMENT AREA

BOUNDARY LINE ADJUSTMENT  
 OF THE PROPERTY OF  
 SIDNEY W. DAWSON, JR. ET ALS  
 GRAFTON DISTRICT - COUNTY OF YORK, VIRGINIA  
 SCALE 1" = 100' DATE: MAY 1, 2011  
 WALTERS LAND SURVEYING, LTD.

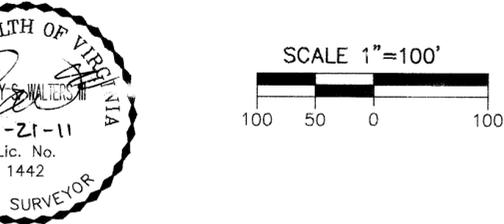
688 J. CLYDE MORRIS BOULEVARD  
 NEWPORT NEWS, VIRGINIA 23601  
 e-mail: *jwnva@cox.net*  
 SHEET 1 OF 2

- NOTES:
1. THE PROPERTY WITHIN THIS SUBDIVISION LIES IN FLOOD ZONE X, X500 & AE AS SHOWN ON FLOOD COMMUNITY PANEL 51199C0215C, INDEX DATED 06/16/09.
  2. THE PROPERTY WITHIN THIS BOUNDARY LINE ADJUSTMENT IS TAX MAP 25-00-00-448, GPIN T07d-3090-2261; TAX MAP 25-00-00-480, GPIN. T07d-3417-1829, AND TAX MAP 25-00-00-479, GPIN T07d-3222-1839
  3. THE PROPERTY WITHIN THIS SUBDIVISION IS ZONED:RR (RURAL RESIDENTIAL DISTRICT).
  4. THE MINIMUM BUILDING SETBACKS: FRONT=50' SIDE=20' REAR=50'
  5. THE PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE CHESAPEAKE BAY RESOURCE PROTECTION AREA AND THE CHESAPEAKE BAY RESOURCE MANAGEMENT AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
  6. TOTAL AREA OF BOUNDARY ADJUSTMENT: 703,810 SQ. FT. 16,1573 ACRES.
  7. THE RECORDATION OF THIS PLAT SHALL OPERATE 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.
  8. 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: (1) 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 (2) 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.



LINE TABLE		
NO.	BEARING	DIST.
LINE 1	S 69°00'53" E	99.01'
LINE 2	S 67°53'33" E	67.30'
LINE 3	S 64°48'13" E	39.27'
LINE 4	S 68°51'14" E	86.38'
LINE 5	S 67°02'31" E	59.34'
LINE 6	S 87°12'32" W	17.42'

CURVE DATA TABLE						
NO.	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG.
1	44.32'	979.93'	22.16'	2°35'28"	44.31'	N04°30'16"W
2	44.94'	100.00'	22.86'	25°44'57"	44.56'	S79°55'00"E



I CERTIFY THAT CONCRETE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 1, 2012.  
*Johnny S. Walters III*  
 JOHNNY S. WALTERS III DATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY 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 NO. 25-00-00-448 AND TAX MAP 25-00-00-480 ARE IN THE NAME OF SIDNEY WALLACE DAWSON, JR., MARY LEE DAWSON ADAMS, VIRGINIA DARE DAWSON SEKULA AND ARLENE DAWSON POLLARD CONNELL, AND WERE ACQUIRED FROM ARNETIA DAWSON BY DEED DATED OCTOBER 8, 1986 AND DULY RECORDED IN DEED BOOK 457, PAGE 444. TAX MAP 25-00-00-479 IS IN THE NAME OF MARY LEE DAWSON AND WAS ACQUIRED FROM SIDNEY WALLACE DAWSON, JR., VIRGINIA DARE DAWSON SEKULA, ARLENE DAWSON POLLARD CONNELL AND ARNETIA DAWSON BY DEED OF GIFT DATED APRIL 11, 2001 AND DULY RECORDED AS INSTRUMENT NO. 010007510; BY DEED OF GIFT DATED DECEMBER 18, 2002 AND DULY RECORDED AS INSTRUMENT NO. 020026515; BY DEED OF GIFT DATED FEBRUARY 3, 2003 AND DULY RECORDED AS INSTRUMENT NO. 030004917; AND BY DEED OF GIFT DATED APRIL 26, 2005 AND DULY RECORDED AS INSTRUMENT NO. 050013568.  
 THE ABOVE DEEDS ARE RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS  
 BY: *U. Maddalena*  
 PLAT APPROVING AGENT  
 DATE: 4/17/12

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, THE 18th DAY OF April, 2012  
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS IN INSTRUMENT NO. LR12000658R  
 TESTE: *Lynn S. Mendibaur* 10:29 AM  
 CLERK  
 BY: *Talicia ...*  
 DEPUTY CLERK

DATE: 5/01/11	JOE # C:290030	CLIENT: CONNELL
SCALE: 1"=100'	F.B. Pg.	DRAWN BY: J. WALTERS

2012 APR 18 AM 10:29