

**VICINITY MAP**  
SCALE: 1"=2,000'

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.

Jeanette Keener Manager 3-1-13  
JEANETTE J. KEENER, MANAGER DATE  
THE JLK FAMILY LLC  
A VIRGINIA LIMITED LIABILITY COMPANY

Jeanette Keener 3-1-13  
JEANETTE J. KEENER 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 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:

PARCEL ONE (YORK COUNTY TAX MAP #36-01-00-000A): THE JLK FAMILY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED FROM JEANETTE J. KEENER BY DEED DATED AUGUST 12, 2010 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT ON AUGUST 23, 2010 IN INSTRUMENT NUMBER 100010550, AS CORRECTED IN INSTRUMENT #100013743.

PARCEL C (CITY OF NEWPORT NEWS PARCEL ID 154000401): JEANETTE J. KEENER, INDIVIDUALLY, AND WAS ACQUIRED FROM WENDELL H. HUSSEY, WIDOWER, SUZANNE ELIZABETH McMURRAN, WIDOW, GEORGIA GOODWIN HIDEN, BY DAVID M. MURRAY, HER ATTORNEY-IN-FACT, FRANCES HIDEN FITZHUGH, WIDOW, SUZANNE HIDEN McMURRAN, SINGLE, BY SUZANNE ELIZABETH McMURRAN, HER ATTORNEY-IN-FACT, MAYO MCGILL FITZHUGH, III AND FRANCES B. FITZHUGH, HIS WIFE, BY FRANCES HIDEN FITZHUGH, THEIR ATTORNEY-IN-FACT, PHILIP WALLACE HIDEN FITZHUGH AND KATHRYN BROOKS FITZHUGH, HIS WIFE, BY FRANCES HIDEN FITZHUGH, THEIR ATTORNEY-IN-FACT, CARY GRAYSON FITZHUGH AND SARAH AKERS FITZHUGH, HIS WIFE, BY FRANCES HIDEN FITZHUGH, THEIR ATTORNEY-IN-FACT, WOODROOF GRAVES FITZHUGH AND JOAN A. FITZHUGH, HIS WIFE, BY FRANCES HIDEN FITZHUGH, THEIR ATTORNEY-IN-FACT, BY DEED DATED NOVEMBER 1, 1983 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS ON FEBRUARY 16, 1996 IN DEED BOOK 1423 PAGE 484.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 30, 2013.

Donald W. Davis 11/14/12  
DONALD W. DAVIS, L.S. DATE

**PRIMARY U.S. GEODETIC CONTROL MONUMENTS**

- 129 - COORDINATES--U.S.SURVEY FEET--  
12,078,902.396(E), 3,568,920.929(N)  
ELEVATION= 36.00' (NGVD 1929 DATUM)
- 130 - COORDINATES--U.S.SURVEY FEET--  
12,078,167.888(E), 3,566,391.839(N)  
ELEVATION= 27.55' (NGVD 1929 DATUM)

NOTARY PUBLIC FOR  
JEANETTE J. KEENER, MANAGER  
THE JLK FAMILY LLC

STATE OF VIRGINIA  
COUNTY/CITY OF YORK TO WIT:  
I, TIMOTHY WHITLOCK, 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 1 DAY OF MARCH, 2013.

Timothy Whitlock 318450  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 5-31-15



NOTARY PUBLIC FOR  
JEANETTE J. KEENER  
STATE OF VIRGINIA  
COUNTY/CITY OF YORK TO WIT:

I, TIMOTHY WHITLOCK, 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 1 DAY OF MARCH, 2013.

Timothy Whitlock 318450  
NOTARY PUBLIC REGISTRATION NO.  
MY COMMISSION EXPIRES: 5-31-15



**TOTAL BOUNDARY ADJUSTED PARCEL AREAS**

**NEW PARCEL ONE**

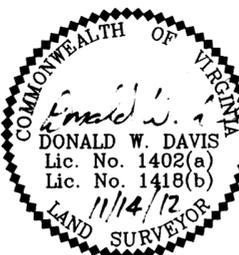
FORMER AREA= 45.7594 ACRES (1,993,278 S.F.)  
NEW AREA= 31.6297 ACRES (1,377,790 S.F.)

**NEW PARCEL C**

FORMER AREA= 6.0864 ACRES (265,123 S.F.)  
NEW AREA= 20.2161 ACRES (880,611 S.F.)

**TOTAL AREA WITHIN BOUNDARY LINE ADJUSTMENT**

AREA= 51.8458 ACRES (2,258,401 S.F.)



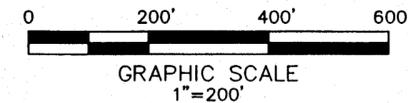
NOTES:

- COUNTY OF YORK:  
PARCEL ONE SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0280C EFFECTIVE DATE: JUNE 16, 2009.  
CITY OF NEWPORT NEWS:  
PARCEL C SHOWN HEREON IS LOCATED IN ZONES A & C AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510103 0010 C EFFECTIVE DATE: JANUARY 17, 1986.
- THE PROPERTIES SHOWN HEREON ARE ZONED:  
COUNTY OF YORK (TAX MAP #36-01-00-000A):  
PDMU- PLANNED DEVELOPMENT MIXED USE DISTRICT WITH PROFFERS THE MINIMUM SETBACKS SHALL BE IN ACCORDANCE WITH THE YORK COUNTY BOARD OF SUPERVISORS ORDINANCE NO. 12-1(R) AND THE PROFFERS RECORDED IN INST. #120013445.  
CITY OF NEWPORT NEWS (PARCEL ID 154000401):  
R5- LOW DENSITY MULTIPLE-FAMILY DWELLING DISTRICT  
THE MINIMUM SETBACKS FOR MAIN BUILDINGS ARE:  
FRONT: 30'(FEET)  
REAR: 20'(FEET)  
SIDE: INTERIOR LOT-10% OF LOT WIDTH  
CORNER LOT-30'(FEET) FOR THE SIDE YARD ALONG THE STREET
- THE TAX MAP PARCEL NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE: #36-01-00-000A (COUNTY OF YORK) AND PARCEL ID 154000401 (CITY OF NEWPORT NEWS)
- THE GPIN NUMBER (COUNTY OF YORK) FOR TAX MAP #36-01-00-000A SHOWN HEREON IS S02a-2195-3879.
- UTILITY NOTES:  
PUBLIC WATER AND PUBLIC SEWER ARE AVAILABLE TO BOTH PARCELS.
- 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 JEANETTE J. KEENER AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- TAX MAP #36-01-00-000A SHOWN HEREON IS SUBJECT TO THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT, AS SET FORTH IN SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL FUTURE 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), CHAPTER 23.2 OF THE YORK COUNTY CODE, AS WELL AS SECTION 24.1-376 (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT) OF THE YORK COUNTY ZONING ORDINANCE, AND CHAPTER 44 OF THE NEWPORT NEWS CODE.

**BOUNDARY LINE ADJUSTMENT**

BETWEEN THE PROPERTIES OF  
**THE JLK FAMILY LLC**  
AND  
**JEANETTE J. KEENER**  
BETHEL MAGISTERIAL DISTRICT, COUNTY OF YORK, VIRGINIA  
AND THE CITY OF NEWPORT NEWS, VIRGINIA  
SCALE: 1"=200' DATE: NOVEMBER 14, 2012  
SHEET 1 OF 2

**DAVIS & ASSOCIATES, P.C.**  
LAND SURVEYORS AND PLANNERS  
3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
YORKTOWN, VIRGINIA 23693  
(757)867-8583



**SYMBOLS**

- 45' DENOTES MINIMUM BUILDING SETBACK LINES
- DENOTES IRON PIPE FOUND
- DENOTES IRON ROD FOUND
- DENOTES IRON ROD TO BE SET AT ALL PROPERTY LINE JUNCTURES
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES CONCRETE MONUMENT TO BE SET

APPROVED FOR  
THE CITY OF NEWPORT NEWS  
VIRGINIA  
EVERETT P. SKIPPER P.E., B.C.E.E. DIRECTOR OF ENGINEERING  
DATE: 3/15/13

STATE OF VIRGINIA  
CITY OF NEWPORT NEWS TO WIT:  
IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR THE CITY OF NEWPORT NEWS, VIRGINIA THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER: \_\_\_\_\_  
TESTE: \_\_\_\_\_  
CLERK

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE YORK-POQUOSON CIRCUIT COURT THIS 22<sup>nd</sup> DAY OF March 2013, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 130005292  
TESTE: Lynn S. Mendibier  
CLERK  
BY: Christina H. Elliott D.C.

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Al Maddalena  
PLAT APPROVING AGENT  
DATE: 3/21/13

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