

VICINITY MAP  
SCALE: 1"=2000'

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

83 - A 3-1/4" DISK, APPROXIMATELY 1" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 83". THE DISK IS LOCATED ON ROUTE 822 (SEAFORD ROAD), EAST OF ROUTE 787 (OLD SEAFORD ROUTE), 5.5' SOUTH OF THE EDGE OF PAVEMENT OF ROUTE 822, 24.5' WEST OF UTILITY POLE #AC-62. COORDINATES-U.S. SURVEY FEET-12090150.904(X), 3599712.170(Y), ELEV 6.37' (NGVD 1929)

NOTES:

THIS PROPERTY IS LOCATED IN FIRM ZONE AE, (ELEV 7.7) (AREA OF 1% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0210 C, MAP NO. 51199C0210C, DATED JUNE 16, 2009 (INDEX DATE JUNE 16, 2009)

THE AREA CONTAINED IN THIS ADJUSTMENT IS WITHIN A 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 (9VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

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.

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 (I) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNERS LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (II) 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.

106 SPARRER ROAD  
TAX MAP NO. 25-53-00-000B  
GPIN #U08B-3891-4277

206 SPARRER ROAD  
TAX MAP NO. 25-00-00-378  
GPIN #U08B-3844-4002

THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL-RESIDENTIAL), HAS A MINIMUM FRONT BUILDING SETBACK OF 50', A MINIMUM SIDE SETBACK OF 20' AND A MINIMUM REAR SETBACK OF 50'

THE LAND BEING 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 BECOME AND BE CONSIDERED A PART OF THE ADJACENT PARCEL ALREADY OWNED BY GLEN B. ADAMS AND JOYCE S. ADAMS AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

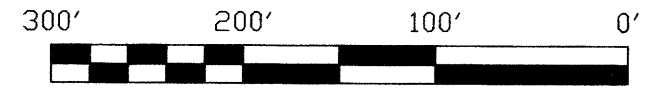
THE LIMITS OF THE NATURAL RESOURCES HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DEVELOPMENT OR LAND DISTURBANCE, A SITE SPECIFIC AND FIELD VERIFIED NATURAL RESOURCE INVENTORY IS REQUIRED.

THESE LOTS WERE CREATED PRIOR TO OCTOBER 1, 1989.

PLAT SHOWING A  
BOUNDARY LINE ADJUSTMENT  
BETWEEN THE PROPERTIES OF  
MARY JEANETTE MOLDOVAN  
AND GLEN B. & JOYCE S. ADAMS

GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA  
10/30/13

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



SCALE: 1"=100'

SHEET 1 OF 2

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.

BY: Mary Jeanette Moldovan  
MARY JEANETTE MOLDOVAN

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.

BY: Glen B. Adams  
GLEN B. ADAMS

BY: Joyce S. Adams  
JOYCE S. ADAMS

STATE OF VIRGINIA TO WIT:

I, Virginia J. Potts, A NOTARY PUBLIC IN AND FOR THE City 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 13 DAY OF November, 2013.

Virginia J. Potts  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2017  
REGISTRATION NO.: 360933

STATE OF VIRGINIA TO WIT:

I, Virginia J. Potts, A NOTARY PUBLIC IN AND FOR THE City 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 8 DAY OF November, 2013.

Virginia J. Potts  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-2017  
REGISTRATION NO.: 360933

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1":20,000'.

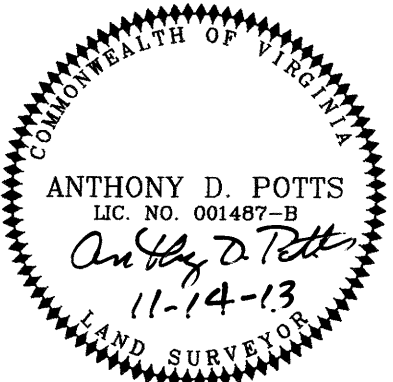
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT IS OWNED AS FOLLOWS:

106 SPARRER ROAD  
TAX MAP NO. 25-53-00-000B IS IN THE NAME OF MARY JEANETTE MOLDOVAN AND WAS ACQUIRED FROM HARVEY GERALD SHIELDS BY DEED OF GIFT DATED JULY 24, 2006 AND DULY RECORDED ON DECEMBER 29, 2011 AS INSTRUMENT #110020131 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

206 SPARRER ROAD  
TAX MAP NO. 25-00-00-378 IS IN THE NAME OF GLEN B. ADAMS AND JOYCE S. ADAMS, HUSBAND AND WIFE AND WAS ACQUIRED FROM ELIZA LORAIN AMORY SHIELDS AND HARVEY SHIELDS, HER HUSBAND, AND VIOLA WISE BY DEED OF GIFT DATED MARCH 6, 1981 AND DULY RECORDED ON MAY 20, 1981 IN DEED BOOK 353 PAGE 53 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE PROPERTY CORNERS AS SHOWN ON THIS PLAT HAVE BEEN SET.

BY: Anthony D. Potts 11-14-13  
ANTHONY D. POTTS, LS DATE



UTILITY NOTES:

WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.

SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

LEGEND

- IPF IRON PIPE FOUND
- RBF REBAR FOUND
- RBS REBAR TO BE SET



APPROVED

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

AREA OF LOTS .....6.9434 Ac.  
AREA OF "COMMON AREA" .....0.0000 Ac.  
AREA OF DEDICATED R/W .....0.0286 Ac.  
TOTAL AREA .....6.9720 Ac.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: U. N. Maddalena  
PLAT APPROVING AGENT

DATE: 3/17/14

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 25th DAY OF March, 2014, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT

NUMBER LR140003903 8:36am

TESTE: Lynn S. Mendicino  
CLERK

BY: Rose P. ...  
DEPUTY CLERK

2014 MAR 25 AM 8:37